

AGENDA
MUNICIPAL COUNCIL

Bridgewater, NS

Tuesday, July 24, 2018 – 9:00 a.m.

Time & Page

1. CALL TO ORDER
2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION
 - 2.1 Presentation of Certificate of Recognition to Bluenose Coastal Action Foundation
3. PUBLIC INPUT (15 Minutes)
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – July 10, 2018
6. BUSINESS ARISING FROM MINUTES: (Nil)
7. AWARDING OF TENDERS/RFPs:
 - 7.1 Award of RFP # 2018-01-400 - Deer Bait Station Maintenance..... 1-2
 - 7.2 Award of RFP # 2018-05-402 - River Ridge Commons Lower Park 3-4
 - 7.3 Award of Tender # 2018-05-11 - White and Whitley Culverts & White Ave Paving..... 5-7
 - 7.4 Award of Tender # 2018-05-010 – On-site Sewage Disposal Project Group 11 8-10
 - 7.5 Award of Tender # 2018-05-012 – On-site Sewage Disposal Project Group 12 To be cir.
8. PRESENTATIONS/SCHEDULED TIMES: (Nil)
9. CONSIDERATION OF CORRESPONDENCE: (Nil)
10. RECOMMENDATIONS FROM COMMITTEES & BOARDS:
 - 10.1 Policy & Strategy Committee
 - 10.1.1 Extended Producer Responsibility (11)13-15
 - 10.1.2 LaHave River Estuary Bacteria Monitoring Program (12)16-28
 - 10.1.3 Lunenburg Harbour Health Advisory Group (12)29-37
 - 10.2 Nominating Committee
 - 10.2.1 Council Appointment to SS Agri-Innovation Park Society.....38
 - 10.2.2 Council Appointment to Fences Arbitration Committee38
11. STAFF REPORTS:
 - 11.1 Planning Department
 - 11.1.1 Amendment to Lunenburg Municipal Industrial Zone..... 39-61
 - 11.1.2 Cannabis Working Committee Recommendations..... 62-63
 - 11.2 Recreation Department
 - 11.2.1 Mahone Bay Scarecrow Festival – Grant Request..... 64-65
 - 11.2.2 Proposed Day Park Site – Big Tancook Island..... 66-70
 - 11.3 Administration Department
 - 11.3.1 Fire Tax Rates 71-72
 - 11.3.2 Grant Information re 3 Towns.....73
12. MAYOR’S/DEPUTY MAYOR’S/COUNCILLORS’ MATTERS: (Nil)
 - 12.1 Update - LCLC
 - 12.2 Update – Deputy Mayor
 - 12.2 Update – Mayor
13. IN CAMERA:
 - 13.1 Litigation re Tax Sale Property under Section 22(2)(f) of the MGA
 - 13.2 Personnel Matter under Section 22(2)(c) of the MGA
 - 13.3 Contract Negotiations re Abandoned Schools under Section 22(2)(e) of the MGA
14. ADJOURNMENT



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Municipality of the District of Lunenburg Council

SUBMITTED BY: Lyme Disease Project Team – Trudy Payne, Norma Schiefer, Sherry Conrad, Britt Vegsund and Sarah Kucharski

DATE: July 24, 2018

RE: Deer Bait Maintenance – MODL's Lyme Disease Project

RECOMMENDATION

That Council for the Municipality of the District of Lunenburg award RFP # 2018-01-400, Deer Bait Station Maintenance to Bluenose Coastal Action Foundation for a maximum lump sum price of \$82,830 over the duration of the three- year research project.

EXECUTIVE SUMMARY

The Public Health Agency of Canada (PHAC) has agreed to partner with the Municipality to install 18-20 deer bait stations in the Blue Rocks/Garden Lots area. The bait stations will contain cracked corn to attract deer, and when animals feed, a dose of pesticide is applied behind the ears, which can eliminate ticks feeding on the animals. This is a three- year research study on the cost and efficacy of the deer treatment/bait stations to control blacklegged ticks, a known carrier of Lyme Disease.

An RFP was issued to enter into a contractual agreement with a firm/organization to maintain the deer bait stations for a three- year period. Part of the scope of work involves weekly maintenance visits to the deer bait stations to refill feed to ensure sufficient quantity, ensure the devices are working properly, replacing and repairing the devices; and in consultation with the lead scientist determine when the operation of the devices can be temporarily discontinued and when to redeploy the devices. The successful bidder must also submit to PHAC and MODL monthly reports with several details such as the amount of corn consumed and the amount of permethrin applied to each device.

The bid submitted is based on 44 visits a year to the proposed 18 bait stations. A price per visit to maintain the 18 bait stations was included in the bid. MODL will only be charged the cost per visit rate (per visit means maintaining all 18 stations). This means if the visits are less than 44 the total proposed cost will go down.

Three of Bluenose Coastal Action Foundation (BCAF) staff have the certification required to be in the field to maintain the bait stations.

BUDGET IMPLICATIONS

A total of \$59,700 was estimated as a budget for the maintenance of the bait stations for the three-year period. This year \$19,900 were allocated in the budget. The bait stations will not be installed and ready until September of 2018. The remaining weeks in this budget year would be no more than 30 weeks, well under the estimated 44 weeks per year.

MODL is still hoping to hear from that Province that they will have funds to assist with the bait station maintenance portion of this research project.

STRATEGIC PLAN

This Lyme Disease Project has been identified as a Strategic Priority of Council.

WORK PLAN

The oversight of this project will be through Municipal Lyme Disease Project Team and Dr. Lindsay with PHAC.

ALTERNATIVES

1. To not award the RFP.

CONCLUSION

The procurement process was followed. One proposal was received, and the organization has staff with the required certifications to carry out the maintenance of the station. Awarding this proposal to BCAF will enable the project to remain within the timeline established for the research project.

Department: Administration

Report Prepared By: Trudy Payne

Acting Deputy CAO

Date _____

Report Approved By: _____₂_____ Date _____

Reviewed By CAO: _____ Date _____



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Council
SUBMITTED BY: Tissy Bolivar
Acting Director of Recreation Services
DATE: July 19, 2018
RE: RFP 2018-05-402 Design and Build Services Lower Park – River Ridge Common

RECOMMENDATION

That Council for the Municipality of the District of Lunenburg award RFP # 2018-05-402, Design and Build Services Lower Park – River Ridge Common to Hornbeam Contracting for \$176,400.00 plus hst.

EXECUTIVE SUMMARY

The River Ridge Common is a multi-year, phased development of various park components on a 115 acre property owned by MODL. It is divided by the South Shore Annapolis Valley Trail into 2 distinct parcels. The 15-acre Lower Park is a former gravel pit, situated between Highway 10 and the rail trail. The 100-acre Upper Park area is a former woodlot, to the north of the rail trail.

The Lower Park is the site where the work will take place, and development is proceeding as planned for 2018. The work entailed in the latest RFP will provide natural playground features, accessible trails, and landscape features in this Lower Park area. A connection between the existing parking area at 4668 Highway 10 and the Lower Park area will be completed following a separate RFP that closes on July 24th.

RFP 2018-05-402 was issued to complete the proposed work, and was posted on the Provincial procurement website, the Municipal website and in the local paper for two weeks. The document was requested by a couple of contractors, but only one response was received. Hornbeam Contracting submitted their response on time on the closing date. Their submission is complete and within the approved budget. This company was present for the mandatory site visit with the project manager.

The 2016 Conceptual Site Plan for the River Ridge Common project that was approved by Municipal Council illustrates the general design intent for the Lower Park area. The RFP was prepared in consideration of this concept, and the work proposed by Hornbeam Contracting reflects the essential components of a well-appointed naturalized play space for public enjoyment.

Hornbeam Contracting has extensive experience with the design and construction of similar sites in Nova Scotia, focusing on safety, utilizing naturalized species in landscaping and creating spaces where children can enjoy being outdoors. It is the recommendation of the review committee to issue the proposal to Hornbeam Contracting.

BUDGET IMPLICATIONS

\$200,000 has been allocated in the 2018-2019 budget for River Ridge Common, and a \$50,00 grant has been received from the Province. These funds will be expended on the lower park project and the accessible trail from the parking lot, as well as the project management fee for the year from Snow Owl Consulting.

STRATEGIC PLAN

Development of the River Ridge Commons property is one of the top three priorities in the Open Space Strategic Plan.

WORK PLAN

The oversight of this project will be through Municipal Staff and the detailed project management will be through Snow Owl Consulting.

ALTERNATIVES

1. To not award the RFP to Hornbeam Contracting for their budget of \$176,400.00

CONCLUSION

The procurement process was followed, and all interested parties were given the same information, and were aware of the expectations and limitations of the project. The committee is confident in recommending Hornbeam Contracting based on the scope of work, the experience they bring and positive reference checks, to move the project forward in this fiscal year.

| | |
|---|------------|
| Department: Recreation | |
| Report Prepared By: Tissy Bolivar Acting Director of Recreation Services | Date _____ |
| Report Approved By: _____ | Date _____ |
| Reviewed By CAO: _____ | Date _____ |



Municipality of the District of Lunenburg

MEMORANDUM

REPORT TO: Council

SUBMITTED BY: Stephen W. Pace, Director of Engineering & Public Works

DATE: July 24, 2018

RE: Tender Award: White & Whitley Culverts and White Ave Paving

RECOMMENDATIONS

Authorize staff to award tender 2018-05-011 to Dexter Construction Ltd. in the amount of \$204,880 plus HST.

EXECUTIVE SUMMARY

Four bids were received for *Tender 2018-05-011 White & Whitley Culverts and White Ave Paving.*

The scope of work consists of the supply and installation of new culverts at White Avenue and Whitley Drive and the paving of White Avenue. These municipal roads are located in the Pine Grove area of the Municipality of the District of Lunenburg (MODL). The paving of White Avenue followed a petition process to facilitate the paving of the road.

BACKGROUND

The paving of White Avenue has followed a petition process as the residents wish to see their road paved. According to the MODL "*Street Improvement Bylaw*", the petition requires that over two-thirds (66 2/3%) of the owners of road frontage in the Defined Area agree to share the cost of the improvement. In accordance to the MODL "*Road Improvement Policy*", for road improvements identified by a successful petition, residents shall contribute 50% of the total actual cost to complete the requested improvements, plus a 10% administrative fee. The residents of White Avenue have been pursuing the petition process since January of 2017 for cost sharing of culvert replacement as well as paving of White Avenue. Whitley Drive will also receive culvert upgrades during the work on White Avenue.

The design of the *White & Whitley Culverts and White Ave Paving* project was completed by ABLE Engineering Ltd. who designed the culvert structures to ensure proper drainage could be provided. ABLE Engineering Ltd. will also be providing site supervision for the work on both White Avenue and Whitley Drive.

DISCUSSION

Tender 2018-05-011 was posted on Friday, June 29th, 2018 and closed on Monday, July 16th, 2018.

Four bids were received by the deadline. Tenderer names and bids are described in Table 1 below:

| Tenderers | Total Bid (w/o HST) |
|--|----------------------------|
| Dexter Construction Company Ltd. | \$204,880 |
| Atlantic Road Construction & Paving Ltd. | \$323,000 |
| J D Eisener Contracting Limited | \$327,966 |
| Brycon Construction Limited | \$393,750 |

Table 1: Bids for Tender 2018-05-011

Under the scope of work, the successful bidder is required to provide all excavation, backfill, compaction and clean up as well as supply and install the necessary gravels, culverts and asphalt to complete the work as specified in the drawings for the White Avenue and Whitley Drive culverts. For the paving of White Avenue, the contractor is responsible for the preparation of the subgrade, gravels, fine grading, tack coat, and all else necessary to complete the work as specified.

CONCLUSION

Tender 2018-05-011: All four bids received are competitive, the lowest bid was submitted by Dexter Construction Ltd. of Wolfville, Nova Scotia.

Tender Award Recommendation

Tender: 2018-05-011 White & Whitley Culverts and White Avenue Paving.

Scope of Work: Install new culverts at White Avenue and Whitley Drive and pave White Avenue.

Closing Date: July 16th, 2018

| Tenderers | Total Bid (w/o HST) |
|--|----------------------------|
| Dexter Construction Company Ltd. | \$204,880 |
| Atlantic Road Construction & Paving Ltd. | \$323,000 |
| J D Eisener Contracting Limited | \$327,966 |
| Brycon Construction Limited | \$393,750 |

Tender Award Recommendation:

Council award Tender 2018-05-011 to Dexter Construction Company Ltd. for the cost of \$204,880 plus HST.



Municipality of the District of Lunenburg

MEMORANDUM

REPORT TO: Council

SUBMITTED BY: Maria Butts, LaHave River Project Coordinator

DATE: July 24, 2018

RE: Tender Award: On-Site Sewage Disposal System Installations for LaHave River Properties. Project Group #11

RECOMMENDATIONS

Authorize staff to award tender 2018-05-010 to Dennis Lively Construction and Backhoe Services Ltd in the amount of \$66,500.00 plus HST.

EXECUTIVE SUMMARY

One bid was received and accepted for *Tender 2018-05-010 On-Site Sewage Disposal System Installations for LaHave River Properties. Project Group #11.*

The scope of work consists of the supply and installation of five septic systems located on private property belonging to homeowners who have applied to participate in the LaHave River Straight Pipe Replacement Program (SPRP), administered by the Municipality of the District of Lunenburg (MODL).

Tender 2018-05-010 is a bundle of five traditional on-site septic systems.

BACKGROUND

In the Spring of 2016, *Our Living Future* campaign was launched to bring awareness and education around the issue of straight pipes and their impact on the LaHave River and Council authorized staff to make an application to the New Build Canada Fund for a SPRP. Staff were directed to prepare a Wastewater Management District (WWMD) By-Law and policies to implement such a program. The drafted By-Law and policies have since been adopted by Council.

On June 29, 2017, federal and provincial authorities announced joint funding along with the Municipality for the replacement of straight pipes with on-site sewage disposal systems along the LaHave River.

Tender Award Recommendation

Tender: 2018-05-010 On-Site Sewage Disposal System Installation for LaHave River Properties. Project Group #11.

Scope of Work: Install five On-Site Sewage Disposal Systems on five properties along the LaHave River.

Closing Date: July 12, 2018

| Funding | Total Bid (w/o HST) |
|---|---------------------|
| Provincial/Federal Grants | 2/3 |
| Property Owner | 1/3 |
| Tenderers | |
| Dennis Lively Construction and Backhoe Services Ltd | \$66,500.00 |

Table 1: Accepted Bid for Tender 2018-05-010

Tender Award Recommendation:

Council award Tender 2018-05-010 to Dennis Lively Construction and Backhoe Services Ltd for the cost of \$66,500.00 plus HST.

Replacement of straight pipes with functioning septic systems required the services of a qualified engineer to select, design, and oversee the installation of approved septic systems. As such, council authorized staff to award of *RFP 2017-05-400 On-Site Sewage Disposal System Design for Lahave River properties* to ABLE Engineering Services Inc (ABLE) on August 22, 2017.

To date, MODL has received 128 applications for replacement from property owners within the WWMD.

Over the past number of months, MODL has been working with ABLE to produce sewage disposal designs for each property owner enrolled in the SPRP. Five designs were selected from those completed to date for inclusion in tender 2018-05-010.

No Municipal dollars are being spent on this program as the federal and provincial grants cover up to two thirds of the cost and all eligible homeowners are required to pay the remaining one third.

DISCUSSION

Tender 2018-05-010 was posted on Thursday, June 28th, 2018 and closed on Thursday, July 12, 2018.

One bid was received by the deadline. Tenderer name and bidis described in Table 1 below:

| Funding | Total Bid (w/o HST) |
|---|---------------------|
| Provincial/Federal Grants | 2/3 |
| Property Owner | 1/3 |
| Tenderers | |
| Dennis Lively Construction and Backhoe Services Ltd | \$66,500.00 |

Table 1: Accepted Bid for Tender 2018-05-010

Under the scope of work for this tender, the successful bidder is required to complete all excavation, bedding, pipe laying, backfill and compactions. They are to supply all septic tanks, miscellaneous fittings, filter sand, stone and concrete. The successful bidder is also required to complete leakage testing, and all surface restoration and any other work as specified and shown on the design drawings.

CONCLUSION

Tender 2018-05-010: only bid was submitted by Dennis Lively Construction and Backhoe Services Ltd of Beaver Bank, NS.



Council

Date: July 24, 2018

Item: 10.1

Authorization: K. Malloy

Municipality of the District of Lunenburg

July 17, 2018

To Her Worship, Mayor Bolivar-Getson, and Councillors
of the Municipality of the District of Lunenburg

Dear Mayor and Councillors:

The Policy & Strategy Committee in session on Tuesday, July 17, 2018, made the following recommendations to Council:

1. That Municipal Council approve the following resolution and forward same with the letter presented to the local MLAs with a copy to the Ministers of Municipal Affairs and Environment:

“Increasing cost to meet current regulations for solid waste-resource management.

Reminding all municipalities that we have been abiding by the Solid Waste-Resource Management Regulations since 1995 which are written in such a way that hold only municipalities to account for proper source separation;

Reaffirming that the UNSM endorsed a resolution (#6A – Fall 2010) supporting Extended Producer Responsibility (EPR) and a following resolution (#8A – Fall 2014) supporting the development of a Municipal-Provincial Priorities Group to consult on the impact of regulatory changes;

Noting that a regulatory review process initiated by Nova Scotia Environment in 2014 looked promising with statements made regarding EPR;

Stressing the provincially commissioned William Hogg report from 2011 foretold that the aging infrastructure and increasing cost of managing solid waste will hit a critical precipice by 2016;

Reminding all municipalities residential recycling cost approximately \$29.9 million in 2015/16 and 25% of this total cost (\$7.5 M) is granted in funding for programs under Divert NS;

Reaffirming that 80% of Canadian consumers reside in jurisdictions that have EPR for packaging with no discernable difference in packaging costs to consumers in

Nova Scotia yet a Full EPR model, if adopted in Nova Scotia, would return approximate \$14 M new funds to municipalities;

Encouraging all municipal units to support regulatory changes to shift the burden of managing printed paper and packaging onto the producers and/or first importers; and,

Requesting a united voice to request the Minister of Environment and the Premier of Nova Scotia to revisit the results of the consultation from 2014 and continue with the development of regulations to support EPR”.

2. That Municipal Council direct staff to procure the services of Bluenose Coastal Action Foundation (BCAF) for the implementation of a LaHave River Estuary Bacteria Monitoring Program over the term of the LaHave River Straight Pipe Program as per the costs outlined in staff’s report “LaHave River Estuary Bacteria Monitoring Program”.
3. That Municipal Council appoint a Councillor, which will be the councillor for the area, for a one-year term to serve as a member of the Lunenburg Harbour Health Advisory Group and appoint a staff person to act as a resource person for a one-year term.

Respectfully submitted,

Chairman and Members
Policy & Strategy Committee

/trb
Attachments

LETTERHEAD

To your MLA with carbon copy to the Minister of Municipal Affairs (Derek Mombourquette) and Environment (Iain Rankin)

Sir,

At the *(Municipality/Town) (Council/Committee of the Whole)* meeting on *(Date)*, council unanimously voted on a resolution to request support for legislation to shift both the responsibility and cost of printed paper and packaging (PPP) recycling programs away from the taxpayer to the producer. This is commonly referred to as Extended Producer Responsibility (EPR) across most provinces in Canada.

The Solid Waste-Resource Regional Chairs in NS, represented by elected municipal officials, have established a working group on moving EPR forward. This program is already in place in most provinces across Canada and the cost is already imbedded in consumer products. The benefits include:

A reduction in cost and risk of curbside recycling programs;

The NS EPR model could generate up to \$16M per year; and

Provide NS taxpayers with access to a program they are already paying for indirectly but not receiving the benefit.

We are requesting your support of EPR legislation. I have attached a detailed program sheet for your review.

Kindest Regards,

(Mayor/Warden)

cc. Regional Chairs

encl. 'Extended Producer Responsibility' key messages memo from Regional Chairs

RESOLUTION

Sponsors:

Signatories: ????????

Topic: Increasing cost to meet current regulations for solid waste-resource management

Reminding all municipalities that we have been abiding by the Solid Waste-Resource Management Regulations since 1995 which are written in such a way that hold only municipalities to account for proper source separation,

Reaffirming that the UNSM endorsed a resolution (#6A – Fall 2010) supporting Extended Producer Responsibility (EPR) and a following resolution (#8A – Fall 2014) supporting the development of a Municipal-Provincial Priorities Group to consult on the impact of regulatory changes,

Noting that a regulatory review process initiated by Nova Scotia Environment in 2014 looked promising with statements made regarding EPR,

Stressing the provincially commissioned William Hogg report from 2011 foretold that the aging infrastructure and increasing cost of managing solid waste will hit a critical precipice by 2016,

Reminding all municipalities residential recycling cost approximately \$29.9 million in 2015/16 and 25% of this total cost (\$7.5 M) is granted in funding for programs under Divert NS,

Reaffirming that 80% of Canadian consumers reside in jurisdictions that have EPR for packaging with no discernable difference in packaging costs to consumers in Nova Scotia yet a Full EPR model, if adopted in Nova Scotia, would return approximate \$14 M new funds to municipalities,

Encouraging all municipal units to support regulatory changes to shift the burden of managing printed paper and packaging onto the producers and/or first importers,

Requests a united voice to request the Minister of Environment and the Premier of Nova Scotia to revisit the results of the consultation from 2014 and continue with the development of regulations to support EPR.

Supporting documents attached:

1. *UNSM Resolution 6A – Fall 2010*
2. *UNSM Resolution 8A – Fall 2014*
3. *William Hogg report – May 2011*
4. *Municipal Briefing on Full EPR*



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

MEMORANDUM

TO: Chair & Members of the
Policy & Strategy Committee

FROM: Kevin Malloy, Chief Administrative Officer

DATE: July 4, 2018

RE: Bluenose Coastal Action Foundation re Monitoring in LaHave River

Please be advised that, Municipal Council, in session on Tuesday, June 26, 2018, received a presentation from the Bluenose Coastal Action Foundation regarding Fecal Bacteria Monitoring in the LaHave River Estuary.

The Foundation is requesting that Council fund the Monitoring project, and Council referred this request to the Policy and Strategy Committee for further consideration and recommendation back to Municipal Council.

A copy of the presentation made by the Foundation is attached.

Regards

Kevin Malloy, CPA CA
Chief Administrative Officer

/re

Fecal Bacteria Monitoring in the
LaHave River Estuary



Presentation by: **Shanna Fredericks**
Assistant Director, **Coastal Action**

Presentation Overview

- Coastal Action's proposed bacteria monitoring program for the LaHave River Estuary
- Supporting data programs:
 - Coastal Action's LaHave River Watershed Monitoring Program
 - Coastal Action's 2015 Estuary Health Assessment
 - Environment Canada's Shellfish Growing Area Surveys
- Differences + benefits between these bacteria monitoring programs
- Important considerations for measuring the success of the SP Replacement Project



Proposed Estuary Bacteria Monitoring Program

- “Are bacteria levels decreasing as a result of SP removal?”
- Specifically designed to monitor **point-source** bacteria pollution.
- Sampling after **drought** reduces non-point source pollutants.
- Bacteria sampling must be robust, both spatially and temporally, to account for high variation in bacteria concentrations.

- 2 control sites (above town/below town)
- 8 nearshore sites within WMD

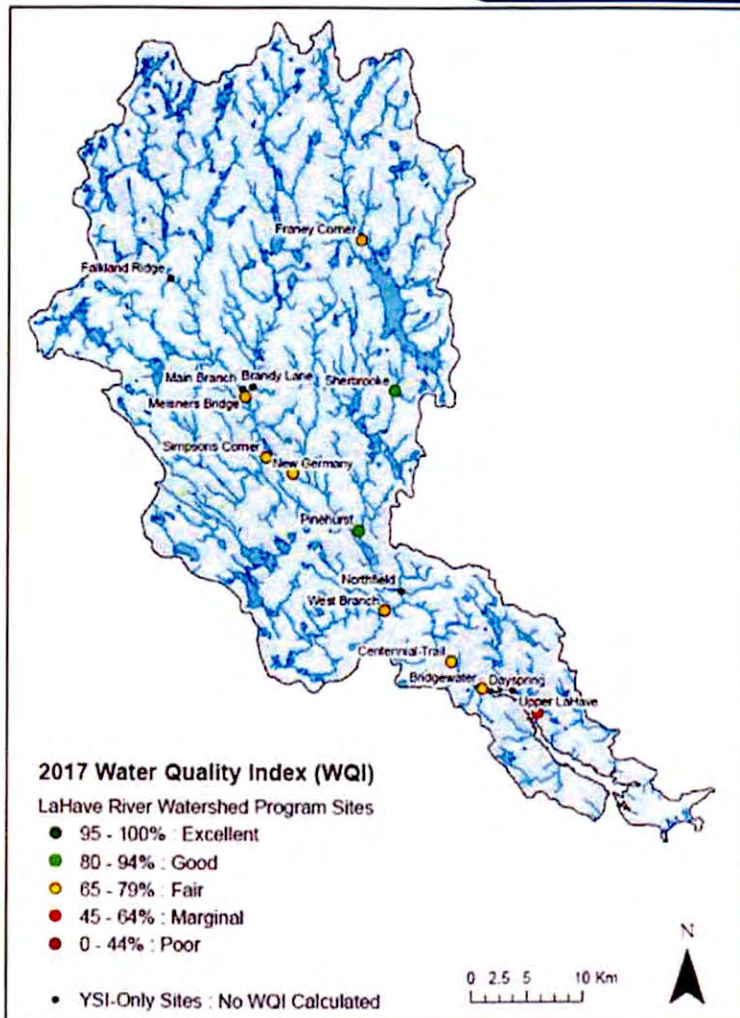


Need long-term monitoring with consistent program design to detect statistical trends.



Bluenose Coastal Action Foundation

Coastal Action's LaHave River Watershed Monitoring Program

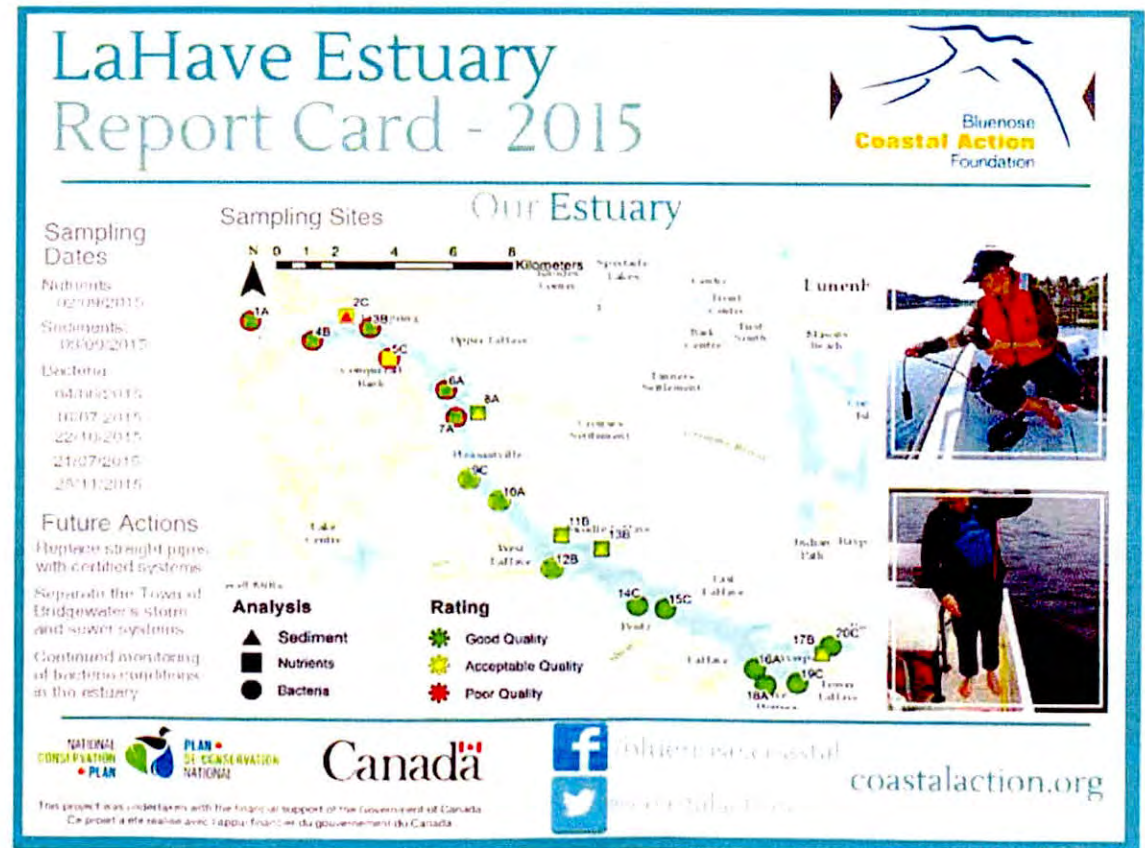


- 15 sites monitored since 2007 for variety of parameters (monthly/year-round).
- Only 2 sites located within WMD (Bridgewater and Upper LaHave).
- MODL \$5,000 Operating Grant contributes to annual lab costs (2017 lab costs = \$25,233.00).
- Estuary sites exhibit poorest water quality overall and the most bacteria contamination.
- Sampling is independent of rainfall and, therefore, **representative of both point and non-point source pollution.**

Bluenose Coastal Action Foundation

Coastal Action's LaHave River Estuary Health Assessment Project (2015)

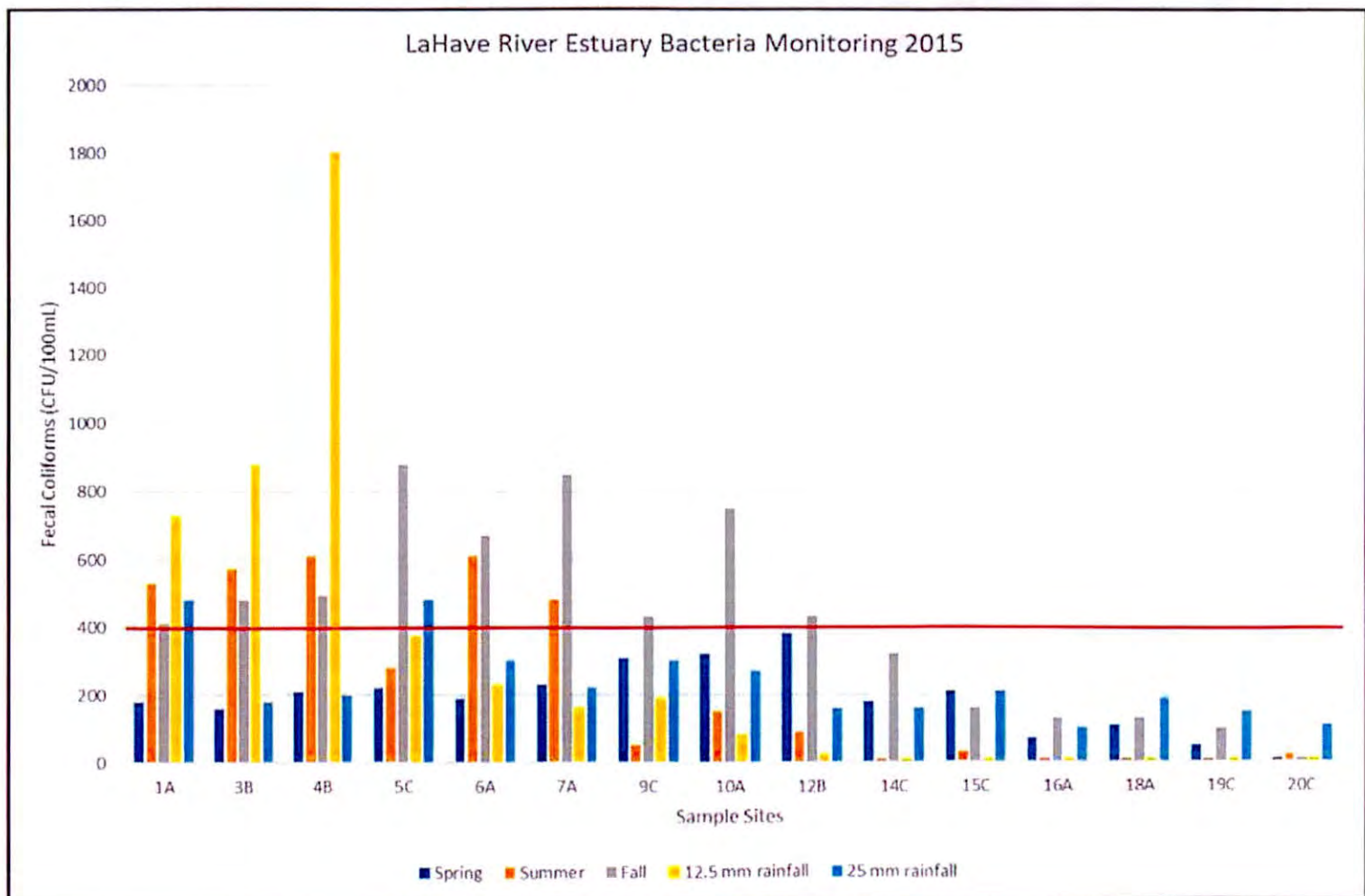
- Bacteria monitoring at 15 sites:
 - Spring/Summer/Fall
 - Rainfall-dependent
- Increased contamination after rainfall from non-point source pollutants in runoff.
- Higher bacteria levels in upper estuary compared to lower reaches (dilution, flushing).



Bluenose Coastal Action Foundation

Coastal Action's LaHave River Estuary Health Assessment Project (2015)

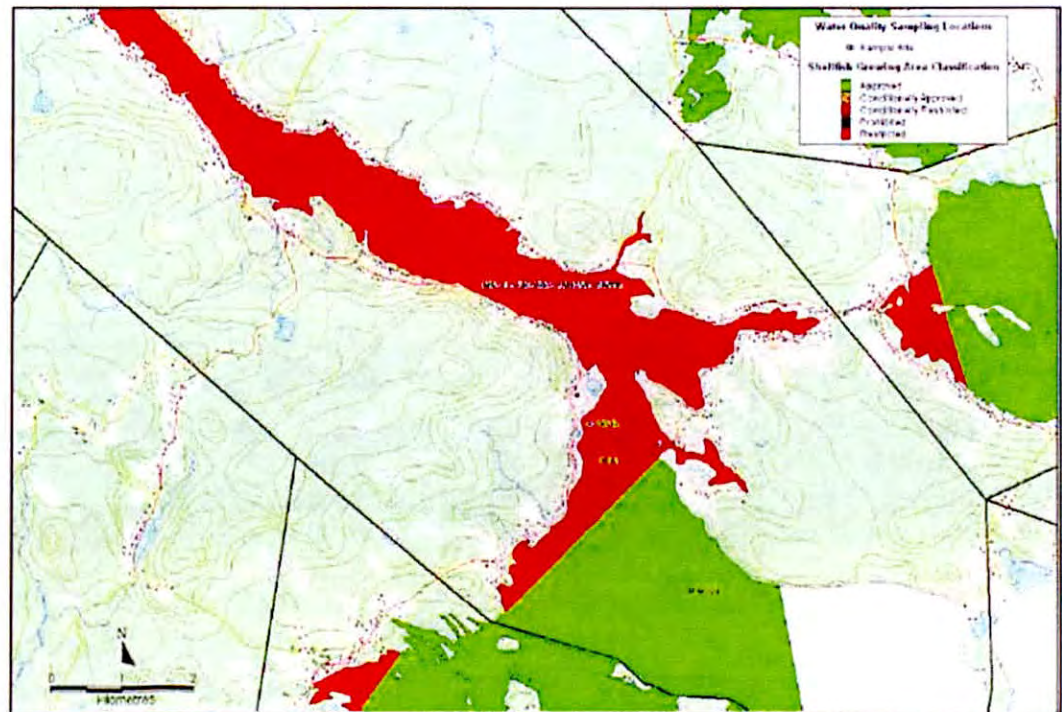
- All sites within WMD
- High seasonal variation
- Significant spikes after rainfall
- Contamination greater in upper estuary



Environment Canada Shellfish Growing Area Surveys in LaHave

- Fecal coliform sampled at 3 sites in 1997, 2000, 2001, 2004, 2007, 2010, 2011, 2012, 2016, 2017.
- 2 of 3 sites located inside WMD.
- Sampling randomized with various hydrological, tidal, and seasonal conditions, therefore, **representative of both point and non-point source pollution.**

RED = Restricted
GREEN = Approved



Importance of proposed monitoring program

- Supporting data is useful but does not answer the specific question:
Have SP replacements reduced bacteria contamination in the estuary?
- **Key difference** between proposed program and supporting data:
Only monitoring point source bacteria pollution, reducing influence of non-point sources (consistently, long-term).
- Common question from public during 2016 community meetings:
“Will this project actually improve water quality with all the other bacteria sources in the river?”
- SP Replacement Project may be used as a model by other municipalities. Bacteria monitoring would provide a **science-based measure of success** for this project.



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Policy & Strategy Committee

SUBMITTED BY: Sarah Kucharski, Communications Officer

DATE: Tuesday, July 17, 2018

RE: LaHave River Estuary Bacteria Monitoring Program

RECOMMENDATION

Move that the Policy and Strategy Committee direct staff to procure the services of Bluenose Coastal Action Foundation (BCAF) for the implementation of a LaHave River Estuary Bacteria Monitoring Program over the term of the LaHave River Straight Pipe Program.

BACKGROUND

BCAF has proposed a bacteria monitoring program in the LaHave River estuary, on behalf of the Municipality of the District of Lunenburg (MODL). A rigorous monitoring program of the estuary will track changes in fecal bacteria levels as straight pipes are replaced with compliant systems within the Wastewater Management District (WWMD). The monitoring program would provide MODL with evidence of the environmental impact of the straight pipe replacement program, based on sound scientific evidence.

The proposed plan would see annual monitoring from May to October for the remainder of the Straight Pipe Replacement Program. This monitoring period would cover the seasons when bacteria are most prolific, as well as coincide with water-based recreational activities. Sampling would take place once a month, following a period of drought (5-6 days of no precipitation). Most sources of bacteria in the estuary are strongly influenced by rainfall, while straight pipe discharge is not linked to rainfall. Sampling after a period of drought will reduce the influence of other bacteria sources and provide a more accurate representation of straight pipe bacteria levels. Each sampling event would occur during slack low tide. Sampling on the same tide cycle will ensure consistency and comparability of results and slack low tide represents the period after the estuary has flushed and before the incoming tide has the potential to push contaminated water upstream.

Fecal bacteria contamination in the LaHave River estuary is a result of multiple sources, including the sewage treatment plant outflow and combined sewer overflow pipes located within the Town of Bridgewater, as well as livestock, wildlife, domestic animals, and urban and agricultural runoff.

A total of 10 sample sites would be established in the estuary. A freshwater control site would be established near the Centennial Trail bridge and would be accessed by land. This site would represent any fecal bacteria contamination coming from the LaHave River watershed above the Town of Bridgewater. An estuarine control site would be established immediately upstream of the WMD upper boundary and would represent any fecal bacteria contamination coming from the Town of Bridgewater.

The eight remaining sample sites would be distributed throughout the WWMD in areas with the greatest density of straight pipe properties.

A water sample collected from each site would be analyzed at an accredited laboratory for enterococci bacteria. Enterococci are the most appropriate fecal bacteria indicator species in marine recreational waters. Additional water quality parameters would be monitored.

BCAF would provide MODL with a brief summary report following each annual monitoring season, as well as a full water quality report following the final monitoring season at the end of the Straight Pipe Replacement Program.

Before the implementation of the LaHave River Straight Pipe Replacement Program, only two sites within WWMD were tested. These tests were not designed to answer the specific question of straight pipe removal: there were too few sample sites, and not directed at monitoring point source pollution. This proposed plan has been specifically designed to monitor point source bacteria pollution.

COST

Total annual cost of Coastal Action’s proposed monitoring activities for 2018-2023.

| Expenditure | Total Cost |
|---|-------------|
| Maxxam lab analysis fees | \$2870.00 |
| Staff services for monitoring | \$3500.00 |
| Equipment fees (YSI water meter, sampling gear, sampling ice, etc.) | \$280.00 |
| Monitoring boat rental fee | \$1750.00 |
| Staff travel to site and laboratory | \$567.42 |
| Sub-total | \$8,967.42 |
| 15% HST (HST #: 14067 2106 RT 0001) | \$1,345.11 |
| Total Cost | \$10,312.53 |

* Due to the total cost of the proposed sampling program and the limited budget allocated by the MODL Project Team for Water Quality Monitoring and Education/Outreach Events, BCAF is providing the development of all water quality monitoring reports as well as our staff participation in project outreach events as In-Kind. The total cost of these two expenditure items over the seven years of the project

would total \$7,750 + HST (Development of reports - \$5250; Outreach events - \$250/event x an estimated 10 events = \$2500).

This fiscal year, the proposed cost would be \$7,400 as the water sampling would begin in the month of July. These funds would come from the allocated administrative cost to homeowners receiving straight pipe replacements – there would be no cost to the Municipality.

ALTERNATIVES

Should Council not accept this proposed plan as outlined, the committee may suggest revisions to the proposed plan.

OR

Direct staff to work with BCAF to prepare an alternative plan based on committee feedback.

OR

Wait until 2019/2020 to begin the water quality monitoring program.

CONCLUSION

As other municipalities look to this project as a model for cleaning up straight pipes, the bacteria monitoring program will be used as a science-based data that will aid in future decisions made by this Municipality and other municipalities. At the end of the program, we want to be able to definitively answer the question: Have straight pipe replacements reduced bacteria contamination in the estuary?

Department: Administration

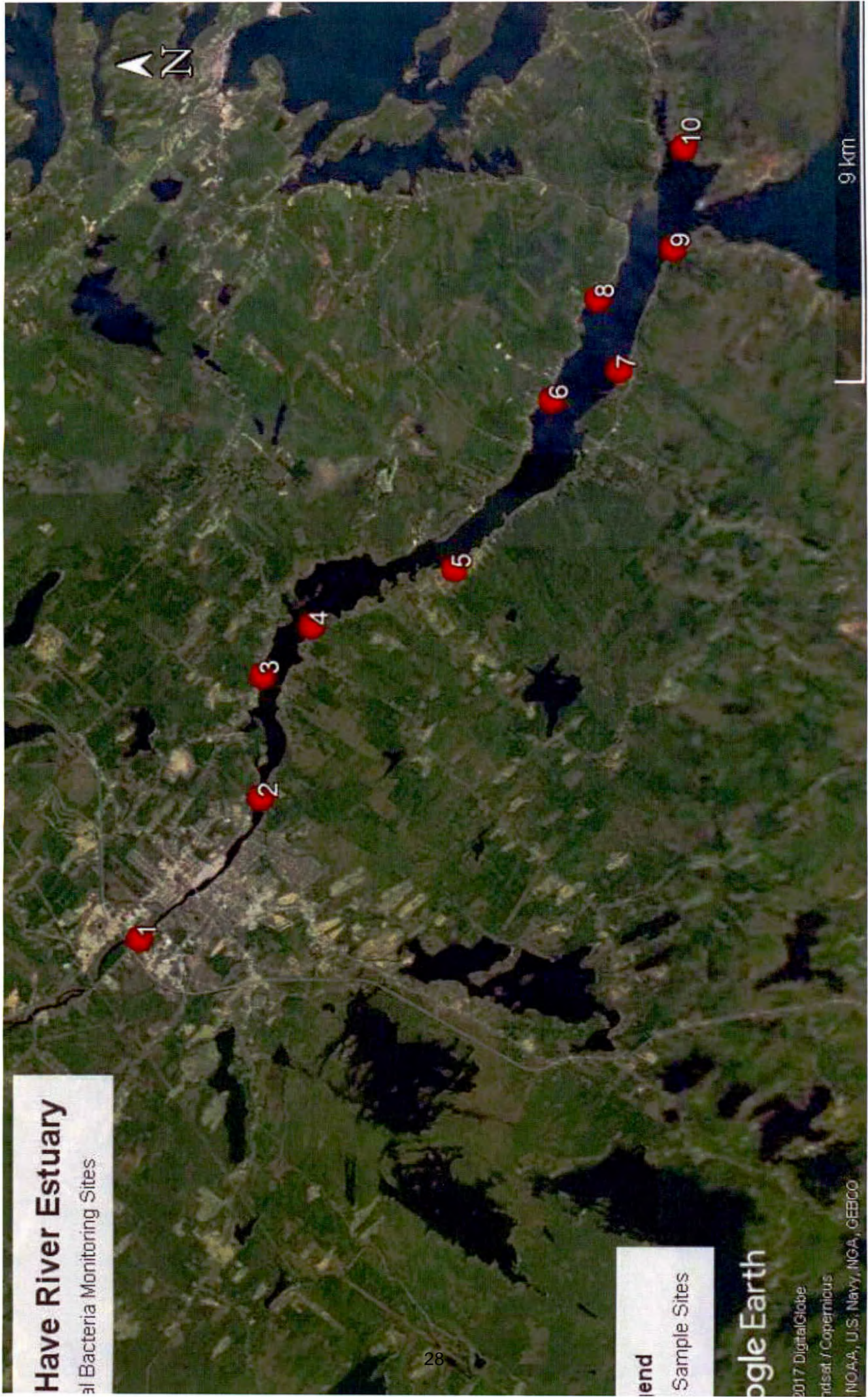
Report Prepared By: Sarah Kucharski Date: July 09, 2018

Report Approved By: _____ Date: _____

Reviewed By CAO: _____ Date: _____

Have River Estuary

al Bacteria Monitoring Sites



Legend

Sample Sites

Google Earth

2017 DigitalGlobe

Imagery © 2017

NOAA, U.S. Navy, NGA, GEBCO



Municipality of the District of Lunenburg

MEMO

TO: Policy and Strategy Committee
FROM: Trudy Payne, Acting Deputy CAO
RE: Lunenburg Harbour Health Advisory Group
DATE: July 17, 2018

At the May 22, 2018 Council meeting, correspondence was received from the Bluenose Coastal Action Foundation (BCAF) requesting Council appoint a Councillor and assign staff as a resource to the Lunenburg Harbour Health Advisory Group. This is a new group whose main mandate is to provide advice on protecting the health of the Lunenburg Harbour through the identification of threats and development of feasible solutions (correspondence and draft Terms of Reference attached). At that meeting a number of questions were posed and staff were directed to seek more information pertaining to the Group.

At the June 26, 2018 Council meeting, staff provided an update and the Executive Director for BCAF was present to address any additional questions (memo attached). Staff were directed to bring back a report and recommendation.

It would be the recommendation of staff to appoint a Councillor for a one-year term to serve as a member of the Group, and to also appoint a staff person to act as a resource to the Group for one year. Nearing the end of the year term, the appointed Councillor and staff member would report back to Council to determine whether continuation on the Group is recommended.

Trudy

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

tel: 902-634-9977 Email: info@coastalaction.org Website: www.coastalaction.org

Council
May 22, 2018
Item: 9.1
Authorization: K. Malloy



April 23, 2018

APR 25 2018

RE: Lunenburg Harbour Health Advisory Group & Stakeholder Engagement Process

RECEIVED

Dear Stakeholder;

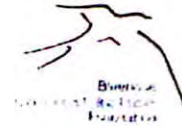
As you may be aware, the Town of Lunenburg experienced a lot of local, regional, and national attention last fall focused on the health of Lunenburg Harbour. Much of this publicity was not positive for the town and was also not based on accurate facts or clear information. As such, the Town of Lunenburg reached out to Bluenose Coastal Action Foundation (Coastal Action) to ask for help in addressing the issues surrounding the health of the harbour. An initial public meeting was held at the fire hall on November 9, 2017, to provide accurate information from a variety of sources on different issues affecting the health of the harbour. Coastal Action provided general information on what constitutes a healthy harbour and factors that can negatively impact a harbour. Staff from the engineering firm, CBCL, provided a very detailed presentation about the proposed bio-filter project that has been presented as the chosen solution for the odour issues coming from the Town's Wastewater Treatment facility. Town of Lunenburg staff provided a summary of how the wastewater treatment facility operates and the legal requirements that must be maintained to meet the provincial wastewater regulations. An engineer with Nova Scotia Environment was also on hand to address any questions related to the provincial legal requirements around wastewater management. By the end of the evening, the people that attended were more aware of the issues surrounding harbour health and had a better appreciation and understanding of the work that had either been done or was underway by the Town to address the sewage treatment issues.

As a follow up to the public meeting, the Town of Lunenburg committed to hiring Coastal Action to initiate a stakeholder engagement process to continue to work towards addressing the issue of the health of Lunenburg Harbour. The purpose of this engagement process is to consult with government, business/industry, residents, etc. with a stake in improving the health of the harbour to discuss potential threats and determine feasible solutions for improvement. A draft Terms of Reference for the proposed Lunenburg Harbour Health Advisory Group are attached with more details.

Coastal Action would like to invite you, or a representative from your organization, to participate in the stakeholder engagement process. We are accepting 'Invitation to Serve' applications as outlined in the attached Terms of Reference, see attached application form, with an application deadline of May 11, 2018. We intend to hold our first meeting in May, date yet to be determined, but likely sometime the week of either May 21 or May 28. If you should have any questions, or would like to discuss this invitation further, please do not hesitate to contact me via telephone at 902-634-9977, email at brooke@coastalaction.org, or stop by the Coastal Action office at 37 Tannery Road, Lunenburg (office hours 9:00 AM to 4:00 PM, Monday to Friday). We look forward to working with you to improve the health of our harbour. Thank you.

Sincerely,

Brooke Nodding
Executive Director



Lunenburg Harbour Health Advisory Group

Terms of Reference

Definitions

1. **'Advisory Group'** or **'Group'** refers to the standalone Lunenburg Harbour Health Group.
2. **'Chair'** means the person elected by the Group to preside at meetings.
3. **'Vice Chair'** means the person elected by the Group to preside at meetings when the Chair is unavailable;
4. **'Director'** refers to the Executive Director or Assistant Director for Bluenose Coastal Action Foundation;
5. **'Members'** means members of the Lunenburg Harbour Health Advisory Group;
6. **'Quorum'** means 50% + 1 of the membership of the Group

Mandate of the Group

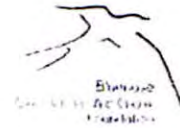
The Lunenburg Harbour Health Advisory Group is a standalone advisory entity facilitated by Bluenose Coastal Action Foundation (Coastal Action) for the purposes of protecting the health of Lunenburg Harbour through the identification of threats and development of feasible solutions.

Group Objectives

1. Provide a forum for discussion on issues affecting the health of Lunenburg Harbour.
2. Consult with, advise, and make recommendations pertaining to existing and potential threats to the health of Lunenburg Harbour. Resulting advice and recommendations could be directed at one or all levels of government, as well as industry, depending on the issue and jurisdiction.
3. Consult with, advise, and develop potential solutions for harbor health improvements. This will include recommendations based on the results of the proposed harbor monitoring program.
4. Promote communication and collaboration between various stakeholders.
5. Assist with developing and delivering relevant communication and outreach tools and materials for public engagement.
6. Pursue funding opportunities for monitoring program and other potential solutions that result from the group.

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

Tel: 902-634-9977 Email: info@coastalaction.org Web: www.coastalaction.org



Group Membership

1. The members of the Advisory Group shall consist of twelve (12) members and five (5) resource personnel. Members will consist of the following:
 - a. Two (2) municipal government representatives
 - i. One (1) from the Municipality of the District of Lunenburg (Mayor or Councillor)
 - ii. One (1) from the Town of Lunenburg (Mayor or Councillor)
 - b. Two (2) citizen representatives
 - i. One (1) from the Municipality of the District of Lunenburg (preferably from the Garden Lots area)
 - ii. One (1) from the Town of Lunenburg
 - c. Four (4) industry representatives, who have a footprint that impacts Lunenburg Harbour (i.e., either owns property adjacent to the harbour or operates adjacent to or within the harbour)
 - d. Two (2) business community representatives, who have a stake in the health of the harbour
 - e. Two (2) tourism / recreation representatives, who have a stake in the health of the harbour

Resource personnel will consist of the following:

- f. Staff from Bluenose Coastal Action Foundation, which could include;
 - i. Brooke Nodding, Executive Director
 - ii. Shanna Fredericks, Assistant Director
 - iii. Sarah MacLeod, Water Quality Specialist
 - g. Staff from Town of Lunenburg
 - h. Staff from the Municipality of the District of Lunenburg
 - i. Staff from Nova Scotia Environment, Environmental Inspector for the area
 - j. Environment Canada Marine Water Quality Specialist
2. All Group Members are volunteers and are appointed to the group for a three (3) year term.
 3. A Chair and a Vice-Chair will be appointed by group members at first formal meeting and will be elected on an annual basis.
 4. Each member will serve on the group without remuneration.

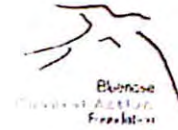
Expectations of Group Members

Group members are expected to:

1. Understand the mandate of the Group.
2. Understand their role as a Group member.

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

Tel: 902-634-9977 Email: info@coastalaction.org Web: www.coastalaction.org



3. Understand the role of the Group Chair.
4. Strive to attend all scheduled and special group meetings.
5. Prepare for meetings by reading agendas and any background information supplied.
6. Actively participate in the discussion and decision-making process.
7. Undertake any work assigned, including special projects, participation on sub-committees and research.
8. Be open-minded and allow for a variety of opinions to be heard.
9. Respect the individual worth and dignity of opinions of other Group members and maintain a high degree of decorum.
10. Refer to the Chair for questions and procedure.
11. Recognize the limitations on participation and inform the chair of your limitations.
12. Ask questions and seek clarification through the Chair or resource personnel.
13. Respect the decisions and finality of the Group.
14. Clearly identify and orally disclose any conflict of interest, and refrain from any discussion which could influence the opinions of Group members.
15. In a public forum, clearly identify when they are speaking in their capacity as a group member, or as an independent citizen, where appropriate.

Appointment of Sub-Committees

1. The Group may appoint a sub-committee from its members to investigate and report on any matters related to Group business, provided that:
 - a. The sub-committee, reports directly to the appointing Group.
 - b. The established sub-committee does not have the power to appoint a further committee nor shall it add to its membership without permission from the Group.

Membership Selection Process & Criteria

1. Prospective members of the Group will be required to submit a completed 'Invitation to Serve' application (Schedule A) to the committee, if stakeholder interest exceeds that of the available positions.

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

Tel: 902-634-9977 Email: info@coastalaction.org Web: www.coastalaction.org



2. The call for the invitation to serve process shall, at minimum, include one notice in the local newspaper and on Coastal Action's website / social media platforms, and provide a minimum of two weeks for responses.
3. All applications received will be reviewed by the Group and decisions on appointments will be done by consensus.
4. Where a vacancy occurs on the Advisory Group, other than by reason of the expiration of the term of a member, the Group upon response to a call for an Invitation to Serve, and review and input from the Group, shall appoint a person to fill the vacancy as soon as possible; and that person shall hold office for the remainder of the term of the member in whose place that person is appointed.

Calling Meetings

1. Meetings will be held three (3) times a year (January, April, and September) unless decided otherwise by the Chair.
2. Special meetings and sub-committee meetings can be called as needed.
3. Regular meetings of the Group shall be held on at least seven (7) days notice, but emergency meetings may be called by the Chair on one day's notice.

Absenteeism

1. If a member is absent without good reason or prior acknowledgement from meetings of the Group for two (2) out of the three (3) meetings in any one (1) year, the Group may declare the position vacant and ask for a replacement member.
2. Should a member of the Committee Group not be able to attend a regular meeting of the Group, the member shall advise the Chair at least one (1) day prior to the meeting unless there are extenuating circumstances.

Meeting Procedures

Procedurally, the following shall be followed:

1. The Group makes recommendations based on general consensus.
2. Quorum shall be a simple majority (50% + 1) of the Group members.
3. Non-quorum meetings shall be permitted, but may not contain any actions to be taken, or recommendations.
4. If the Chair is not present at the group meeting, the Vice Chair shall preside. If the Vice Chair is not present at the group meeting, the members present shall appoint, by consensus, an acting Chair, who will preside for the duration of the meeting.

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

Tel: 902-634-9977 Email: info@coastalaction.org Web www.coastalaction.org



Administration

1. Proposed agenda items should be submitted to the Director for consideration by the Chair.
2. The Chair is responsible for meeting agenda content and shall review proposed agenda items with the Director before each meeting.
3. No Group member shall instruct or give direction to, either publicly or privately, any resource personnel involved in the group.

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

Tel: 902-634 9977 Email: info@coastalaction.org Web: www.coastalaction.org



Invitation to Serve Application: Lunenburg Harbour Health Advisory Group

Name: _____

Address: _____

Telephone: _____

Email: _____

1. Please explain your specific interests in Harbour Health.

2. Please provide a brief overview of your interest in or relationship to Lunenburg, Nova Scotia.

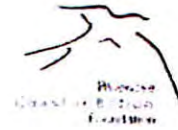
3. Regular Group meetings will be held three times a year (January, April, and September) during the work day, Monday to Friday, 8:30 AM to 4:30 PM (exact dates and times yet to be finalized). Are you available to meet during those time frames?

Yes

No

37 Tannery Road, PO Box 730, Lunenburg, NS, B0J 2C0

Tel: 902-634-9977 Email: info@coastalaction.org Web: www.coastalaction.org



4. What member position are you applying for? Please check one.

a. Representative of Stakeholder Organization

Industry Business Tourism/Recreation

b. Citizen Representative

Town of Lunenburg Municipality of the District of Lunenburg

If you checked a., please state the name of your organization.

5. Please provide any other information or comments about yourself that you think may assist us with our selection process.

Please submit this completed application form by no later than 4:30 PM on May 11, 2018 to the following name/address at your earliest convenience:

Brooke Nodding
Bluenose Coastal Action Foundation
PO Box 730, 37 Tannery Road
Lunenburg, Nova Scotia
B0J 2C0

info@coastalaction.org

We appreciate all submissions; however, only successful applicants will be notified.

Thank you!

July 17, 2018

To Mayor Carolyn Bolivar-Getson and Councillors
of the Municipality of the District of Lunenburg

Dear Council members:

The Nominating Committee, on Tuesday, July 17, 2018, made the following recommendations to Council:

1. that Municipal Council appoint Councillor Claudette Garland to serve as Council's representative on the Board of the South Shore Agri-Innovation Park Association; and,
2. that Municipal Council appoint Councillor Reid Whynot to serve as Council's representative on the Fences Arbitration Committee for the remainder of this Council term.

Respectfully submitted,

Chairman and Members
Nominating Committee



MUNICIPALITY OF THE DISTRICT OF LUNENBURG Memorandum

Report to: Mayor Bolivar-Getson & Members of Municipal Council.
Date: July 3, 2018
Re: Recommendation to Municipal Council from PAC June 28th meeting
Amendment to Lunenburg Municipal Industrial Zone planning documents

If Council agrees with the recommendation made by the Planning Advisory Committee, passed at their June 28, 2018 meeting, concerned with amendments to municipal planning documents identified with the Lunenburg Municipal Industrial Zone, the following motion is in order.

Attached to this memo is the related Staff Report and the Amending By-law that documents the specified changes that would be made to the existing Plan and related By-law. Following discussions at PAC, staff altered the Amending By-law so that the term "agricultural use" would be included in the Definitions section of the related By-law, for greater clarity purposes.

As with any plan amendment process, Council must undertake **Public Notice**, following First Reading, and then hold a **Public Hearing**, in consideration of the proposed amendments.

Please note where staff is proposing that the Hearing on this matter be held on a **Tuesday morning** immediately prior to when Council is regularly scheduled to meet.

That Municipal Council conduct First Reading to amend the Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law in the manner proscribed, to allow for additional types of uses to be developed on properties located in the Lunenburg Municipal Industrial Zone,

and

That Council give Public Notice of their intentions, and set a Public Hearing date of Tuesday August 28th, 2018, at 8:30AM, in Municipal Council Chambers.



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REPORT TO: Planning Advisory Committee. (PAC)
SUBMITTED BY: Douglas Reid.
DATE: 18th June 2018.
RE: Proposed Amendments to:
Lunenburg Municipal Industrial Zone Planning Strategy & Land Use By-law.

PROPOSED RECOMMENDATION:

The Planning Advisory Committee respectfully recommends that:

Municipal Council conduct First Reading and give public notice of their intention to amend the Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law in the manner proscribed, to allow for additional types of uses to be developed on properties located in the Lunenburg Municipal Industrial Zone.

Staff Report - June 18

4p

Appendix A Amending By-law
Appendix B Mapping information
Appendix C Previous materials received by Council re: development proposal

ORIGIN.

May 22 2018 Council motion

Council directed planning staff to conduct a standard amendment process that allows for the proposed development of a property located on Harold Whynot Rd. The property is owned by the Municipality. (PID #60487824) The 12-acre parcel is in an identified Plan Area and subject to development control.

PREAMBLE.

This Report reviews relevant policy, as found in all reports to PAC regarding amendments. The Recommendation above allows for changes to be made to the identified planning documents in accordance with Council's direction.

The development proposal for the property is identified with information provided in an "Update Report" provided to Council (see 6p Report dated **March 12 2018**, in **Appendix C**) titled: South Shore Agri-Innovation Park & previous information submitted to Council by the Agri-Innovation Park Association (see 5p Report dated **October 7 2016**, also in **Appendix C**) These two information sources serve as the basis for planning staff's understanding of the proposed development and intended future use of land.

The two proposals received by Council to-date identified the proposed use of 5 acres of the identified property as an "investigative vineyard". The remaining 7 acres of the property was proposed for future development of "commercial value-added agriculture product facilities," noting in particular: beverage manufacturing using local produce.

BACKGROUND / DISCUSSION.

Authority.

Sections 203-208 of the *Municipal Government Act* set out how a Council can adopt planning documents, to include the adoption of any amendments to existing Planning Strategies & Land Use By-laws.

In this case: Council would be making changes to policy and regulation found in the planning documents adopted in May 1999, specific to a Plan Area known as the **Lunenburg Municipal Industrial Zone, Oakhill**. Unlike most of the Municipality's planning documents, this Plan Area is not considered "community-based". There is no local Area Advisory Committee. Any plan amendment matters proceed directly to PAC upon direction from Council.

Property Details.

PID #60487824 is an undeveloped property located in the Lunenburg Municipal Industrial (LMI) Zone. The parcel is approximately 12 acres in size. It is somewhat oddly -shaped, due to the curvature of Harold Whynot Rd serving as the property line to the northeast and southeast, and the unevenness of property lines to the northwest.

The lot slopes towards the south, the highest point being towards the property line shared with 527 Harold Whynot. It is predominantly cleared land. A portion of land following along the southwest property line with 417 Harold Whynot has some existing tree cover. There are no provincially-identified wetlands or watercourses on the parcel.

The property is owned by the Municipality. At one time, the property was owned by the Lunenburg Municipal Industrial Commission, whose mandate was to encourage the siting of new industrial activity in the District. The property has not been used by the Municipality since acquisition.

There are four adjacent properties, and four properties located across Harold Whynot Rd:

| Adjacents: | Existing Use | Identified Zone in 1999 Plan |
|--------------------|-------------------------|------------------------------|
| 391 Harold Whynot | Military | Industrial |
| 417 Harold Whynot | Military | Industrial |
| 527 Harold Whynot | Residence | Not in Plan Area |
| 105 Craig Chandler | Residence & Agriculture | Not in Plan Area |

| Across Road: | Existing Use | Identified Zone in 1999 Plan |
|-------------------|------------------------|------------------------------|
| PID # 60640364 | Undeveloped | Mixed Residential |
| PID # 60489549 | Undeveloped | Mixed Residential |
| 492 Harold Whynot | Osprey Ridge Golf Club | Industrial |
| Highway #103 | Highway | ~ |

The lot has approximately 380-400 metres of frontage on Harold Whynot Rd. Harold Whynot starts as a provincially-owned road in Pine Grove, and "turns" into a municipal public road a short distance beyond the property's location. The Harold Whynot "extension", along with Craig Chandler Drive and Danica Drive, serve as low volume residential streets for closed subdivisions situated to the north and northeast of the parcel. At present, there is no thru-traffic to other proximate subdivisions which have developed in Pine Grove.

Highway 103 is across the road from the property. The visibility of the properties on Harold Whynot, and potential ease for access, was the assumed rationale for the Industrial Commission's promotional efforts in the 1980s/1990s.

See **Appendix B - Mapping** for locating the specific property in question, and in context with the surrounding area.

Current Policy & Regulations.

Council adopted the current Plan & By-law for the area in May 1999. Plan adoption was near to the same time as the Industrial Commission's dissolution, which occurred with the introduction of the *NS Municipal Government Act*. The current 1999 Plan replaced previous planning documents. Few substantive revisions were undertaken in 1999. Presently, there are nineteen (19) properties subject to the Plan & By-law. Five (5) properties are zoned industrial.

Subject to associated Zone Requirements, **section 5.1** of the current By-law lists permitted developments in the **Lunenburg Municipal Industrial (LMI) Zone**. Twelve (12) types of uses are identified. The proposed development of an *investigative vineyard* would not be permitted on the property, where "agricultural uses" are not listed in **s.5.1**.

The Agri-Innovation Park proposal is less clear on what future uses would specifically take place on the remainder of the property, re: "*commercial value-added agriculture product facilities*". Current zoning permits for: office buildings, retail, warehousing, and manufacturing uses. "Manufacturing uses" potentially can permit for the development of a food production or beverage manufacturing facility. Going forward, Agri-Innovation Park proponents may wish to communicate immediately with the Municipality around future uses should there be any variations or changes in the type of potential developments envisioned for the site, which would be inconsistent with **s.5.1**.

Intent of Local Policy

The policy basis for the types of uses permitted in the **Lunenburg Municipal Industrial (LMI) Zone** is addressed in a general fashion in **Policy 3.0.1** and more specifically in **Policy 3.0.2**. The initial Policy covering permitted uses within the applicable Zone may be considered quite all-encompassing. It is immediately followed by a second Policy statement, specifying the particular uses that are to be permitted:

| |
|--|
| Policy 3.0.1 <clip> ... It shall further be the policy of Council to permit a range of light industrial, commercial, manufacturing, recreational and residential uses within the Lunenburg Municipal Industrial Zone. |
| Policy 3.0.2 ... It shall be the policy of Council to permit office and public buildings, national defense buildings, ground search & rescue operations, emergency measure operations, warehousing, hotels, motels, manufacturing uses, residential, recreational and retail shopping facilities, excluding mobile homes or mobile home parks, within the Lunenburg Municipal Industrial Zone. |

That is to say: the current Planning Strategy *spells out each of the type of uses* that are then listed out in the By-law. In order to proceed, an amendment to **both** the By-law and Planning Strategy is proposed.

The current Planning Strategy is succinct (6p), when compared with Council's community-based plans. (30-40p). Where the lands are - or were at one time - all owned by the Municipality / Commission, there is a particular statement (**Policy 3.0.4**) identifying Council's use of purchase agreements as a means "*to encourage stringent controls*" over potential uses. Another statement (**Policy 3.0.5**) identifies where Council may prohibit certain developments which "*... Council feels are not compatible with the development of the Industrial Park and surrounding properties.*" Rather than explicitly listing what uses are prohibited, the By-law lists permitted uses in the related Zone, and states that all other uses are therefore not permitted (By-law **section 3.4**).

Aside from the standard "Public Participation" -related Policy, (incorporated into the Plan in 2015) concerned with Council's solicitation of public input, the above policy references are the relevant statements for Council to consider in reviewing this amendment. There are no implementation-based policies, such as what is found in other municipal documents, when considering a specific amendment proposal or Development Agreement application.

Conformance with Policy

There are no implementation-based policies to review. It is Council's direction to change the Plan to allow for the proposed agricultural development (*vineyards*) to proceed. The parcel is owned by the Municipality.

The required changes are, basically, to add the identified type of use both to **Policy 3.0.2** and to By-law **section 5.1**. Staff is also proposing to add "agricultural" to the list identified in **Policy 3.0.1**. These specified changes have been incorporated into an **Amending By-law**, which is attached as **Appendix A**.

In staff's perspective: the nature of Council's direction is to allow for a use that is generally considered to be less intensive than the list of uses which are currently permitted in the **Lunenburg Municipal Industrial (LMI) Zone**.

The implications in allowing for an extensive variety of possible developments to take place on the identified property - from agriculture to residential to commercial to manufacturing - does prompt potential debate whether the current planning documents are no longer consistent with Council's perspective on (*or concerns with*) future development opportunities on the Harold Whynot Rd. The initial Plan was created at a time when Council - via the then-existing Industrial Commission - likely held a different outlook on what opportunities would be most attractive to develop in the identified area. Given Council's direction to undertake this amendment process, it is evident that the existing planning documents may require re-visiting at some point.

Process - Public Participation

Policy 5.02 identifies where Council is to conduct a Public Participation Program prior to any proposed amendment to this Planning Strategy. Public Notice of the PAC meeting was first posted in the newspaper on **June 20 2018**. In addition, staff would propose that the property owners within 30 metres (100 feet) of the identified property be provided Notice of the Public Hearing, if Council chooses to conduct First Reading of the proposed amendments.

ALTERNATIVES.

In making a recommendation to Council on this specific matter, the Planning Advisory Committee may choose to:

- [a] recommend in support of the proposed Amendments identified in Appendix A (**Motion** on Page 1)
- [b] recommend in support, but with additional changes added to the motion / details in the amendment
- [c] recommend against proceeding with the amendment.

**A BY-LAW AMENDING THE LUNENBURG MUNICIPAL INDUSTRIAL ZONE
SECONDARY PLANNING STRATEGY and LUNENBURG MUNICIPAL
INDUSTRIAL ZONE LAND USE BY-LAW**

Be it enacted by the Council of the Municipality of the District of Lunenburg as follows:

Secondary Planning Strategy Amendments

1. Amend **Policy 3.0.1**, of the **Lunenburg Municipal Industrial Zone, Oakhill Secondary Planning Strategy**, by inserting the word **"agricultural"** to follow the word **"recreational,"** and to precede the word **"and"** in the last sentence of the identified Policy.
2. Amend **Policy 3.0.2**, of the **Lunenburg Municipal Industrial Zone, Oakhill Secondary Planning Strategy**, by adding the words **"agricultural uses"** to follow the word **"recreational,"** and to precede the word **"and"** in the one sentence of the identified Policy.

Land Use By-law Amendments

3. Amend **Section 5.1, Permitted Uses**, of the **Lunenburg Municipal Industrial Zone, Oakhill Land Use By-law**, by adding an additional **clause (m)** to immediately follow existing **clause 5.1(l)**, stating:

m) agricultural uses.

4. Amend **Part 5, Definitions**, of the **Lunenburg Municipal Industrial Zone, Oakhill Land Use By-law**, by adding the following definition to immediately follow the reference to **ACCESSORY USE** and to immediately precede the reference to **ALTER**:

AGRICULTURAL USE means the utilizing of land, buildings or structures to raise crops. Agricultural use shall include the accessory production, processing, treatment, storage and sale of the products produced on-site, but shall not include industrial uses such as slaughterhouses.

I, Sherry Conrad, Municipal Clerk of the Municipality of the District of Lunenburg, do hereby certify that the foregoing is a true copy of a By-law amending the identified **Lunenburg Municipal Industrial Zone, Oakhill** Secondary Planning Strategy and amending the identified **Lunenburg Municipal Industrial Zone, Oakhill** Land Use By-law, in the Municipality of the District of Lunenburg, duly passed by the Council of the Municipality of the District of Lunenburg at a meeting duly held on _____.

Dated at Bridgewater, NS the _____.

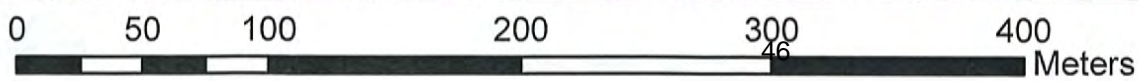
Sherry Conrad, Municipal Clerk

APPENDIX B

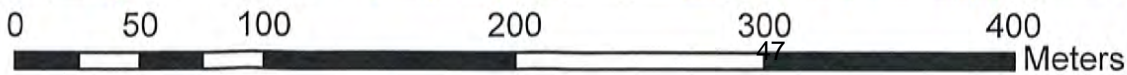
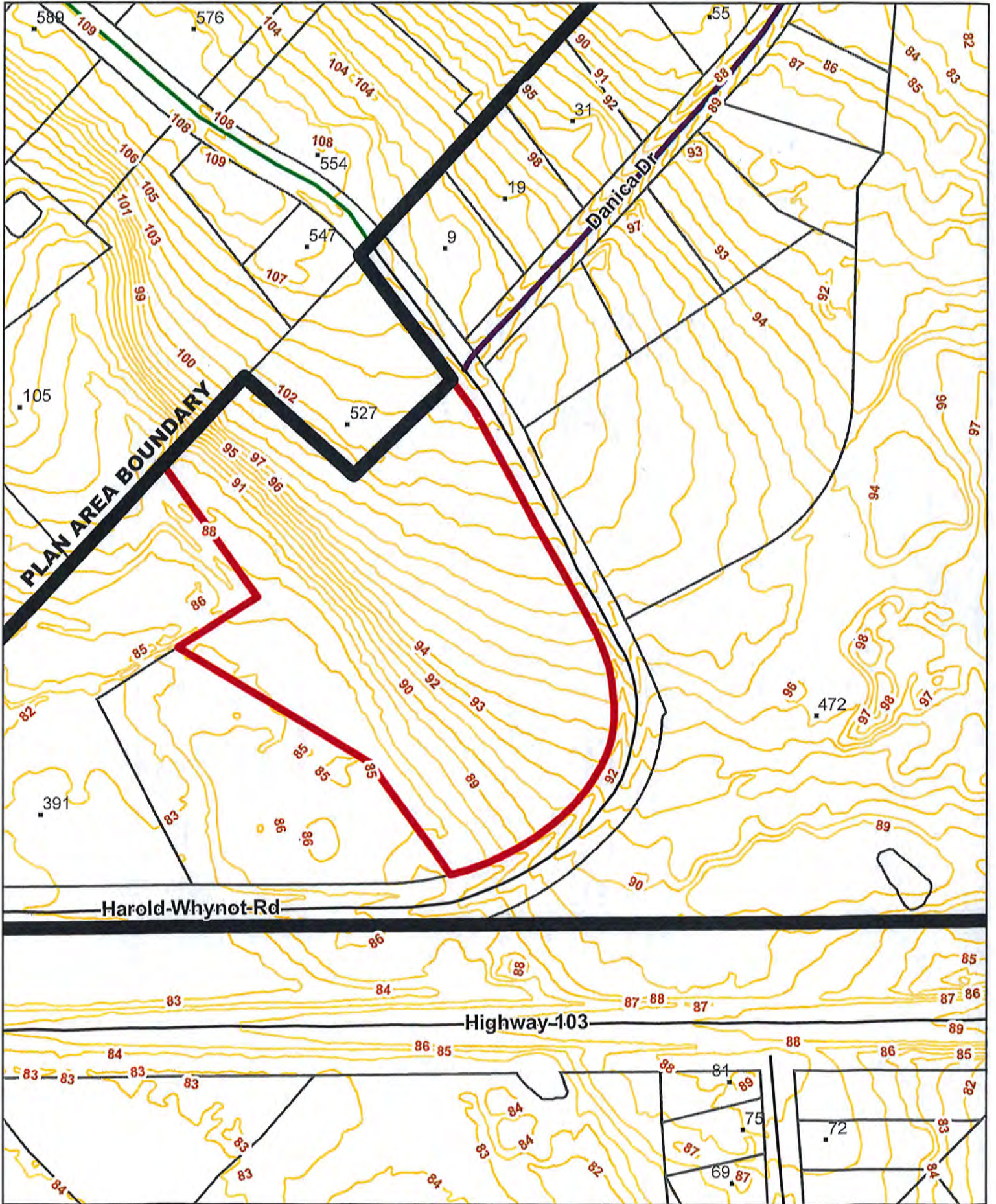
- Location Maps for PID #60487824 -

1. OrthoPhoto.
2. Contour & Plan Area Boundary.
3. General Location.

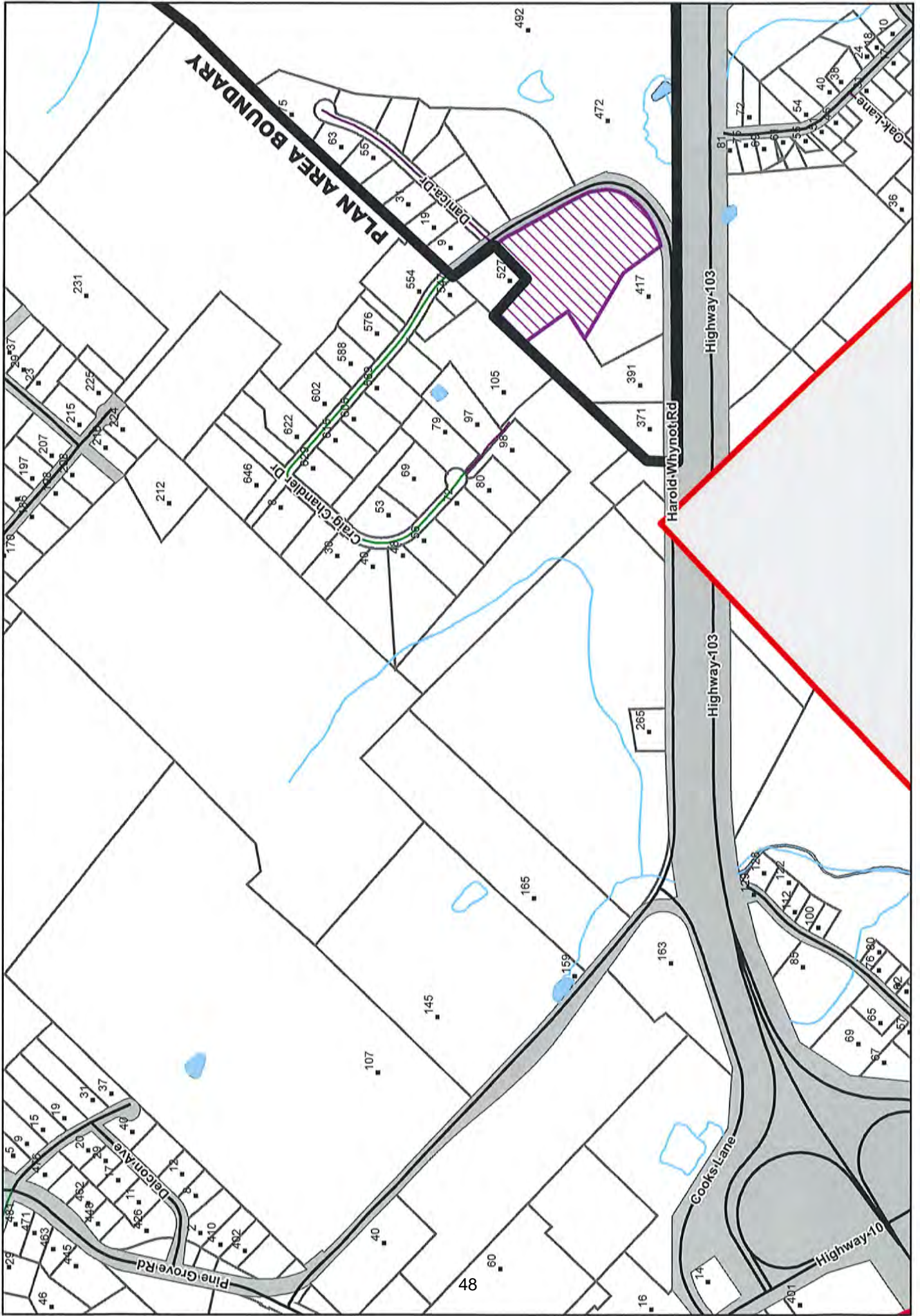
LOCATION MAP - ORTHOPHOTO - PID 60487824



LOCATION MAP - PID 60487824



LOCATION MAP - PID 60487824



APPENDIX C

- Previous materials submitted to Council re: Development Proposal

1. Update Report dated March 12 2018
2. Proposal dated October 7 2016

**South Shore Agri-Innovation Park
Update Report
To the Municipality of the District of Lunenburg
March 12th, 2018**

Referencing

**#2016-05-405 Uses or Purchase of Municipal Property at
Harold Whynot Rd., Pinegrove, NS
PID # 60487824**

Introduction

This is an update to the October 2016 formal proposal for the creation of an Agri-Innovation Park to advance the Agriculture Industry in the South Shore and create an innovation center for new enterprises & products. This update includes a Project Development Plan for which approval is being sought from Municipal Council.

Background

We have been asked by the Municipality's Administration Team to provide an update to the plan to develop the Agri-Innovation Park. There are several key points coming from the multi-months of discussion held between the Park Association and MoDL's Administrative Team:

1. The original plan was for the Municipality to lease the lands to the Agri-Innovation Park Association ("Park Association").
 - a. On examination, MoDL's Administrative Team has determined the lands proposed for development into experiential vineyards should be leased (approximately 5-acres) directly to the South Shore Wine Growers Association's grower's co-op, called the South Shore Viniculture Co-op ("Vineyard Co-op").
 - b. Secondly, MoDL's Administrative Team has determined the lands that are to be developed into a commercial park should not be leased to the Park Association as the overall plan contemplates the sale of these lands. There is a sense that the Municipality should not be attempting to sell land to one party after it has leased the same lands out to a different party. Thus, MoDL's Administrative Team is proposing to enter into a Management Agreement with the Park Association for the remaining lands not leased to the Vineyard Co-op (approximately 7 acres), herein referred to as the "Commercial Lands."
 - c. The Municipality Administration has determined the lease for the planned vineyards cannot be signed until Municipal Council approves the Property Development Plan outlined within this update.
 - d. Further, the first review of the attached Project Development Plan surfaced the issue that MoDL's Administrative Team feels a more complete Property Development Plan is required prior to the Municipality entering a long-term lease for the Experiential Vineyard.
 - e. MoDL's Administrative Team has asked the Park Association to provide a Property Development Plan including lot design with roads and parking lots. Further, MoDL's Administrative Team does not want to enter into a lease for the 5-acres until the Property Development Plan is approved by Council.

The Park Association does not feel it is possible to simply create a Property Development Plan without pursuing the process outlined in this Project Development Plan. This Project Development Plan is similar in context and just differs in the degree of 'how to get it done' data from the proposal submitted more than a year ago.

The Park Association proposal to move this file forward is for Council to approve this Project Development Plan and enter into a Management Agreement with the Park Association for the 7-acre property.

- i. The advantages to the Municipality is that it breaks this impasse and gets the project moving without the Municipality needing to enter into any long-term lease on the property until more of the Agri-Innovation Park is approved by Council.
 - ii. It does not change the current framework of the Park Association contained within the original proposal that every transaction proposed for the 12 acres, whether a lease or sale, needs to be approved by Council.
 - iii. It allows the Agri-Innovation Park to represent the lands to third parties so that the planning for the lands can begin in earnest.
 - iv. This proposal also works well for the South Shore Wine Growers Association. It desperately needs a lease to pursue the application for Provincial Vineyard Expansion funding as it does not need a commitment until late Spring/Summer 2018. Unfortunately, the opportunity to plant fields in 2018 is long past. In fact, the Wine Growers might prefer to have a lease approved with an effective start date of Spring 2019, just prior to when the use of the land begins, thus avoiding the need to insure the property prior to its use.
 - v. In this approach, the Park Association will lead the negotiation of the lease and bring it to Council for approval after MoDL's legal team has approved the wording.
2. There have been some regulatory changes at the Provincial level. The Dept. of Agriculture has increased the number of acres for a group submission (more than one property owner combining the number of acres for a submission) from more than 5-acres to 10-acres. This makes the 5-acres in Pinegrove critical to an application from the South Shore. The South Shore Wine Growers Association has secured another 7-acres of private land, so an application of 12-acres is contemplated. That will represent a 20% increase in planted acres on the South Shore.
- a. It is crucial to the timing of the vineyard planting that we are able to secure a lease agreement in the near future. Time is of the essence as many participants had hoped to plant in 2018 and we need to submit an application as a group prior to individual farmers making a deposit on the nursey plants for 2019. The lease must formally exist prior to the submission for Vineyard Expansion Program funding.
 - b. Additionally, the lands at Pinegrove need to be approved for farm usage (change of use), a process we understand to take four to six months.

Summary of Previous 2016 Submission

These following four paragraphs are a summary of the original proposal and provided here to simplify the review by Council.

The Agri-Innovation Park (“The Park”) will be industry led and focused on value-added products, particularly beverage based on NS produce. The key proponents include the South Shore Wine Growers Association and the South Shore Wine Co-op and a collection of private companies including Elmwood Winery, Petite Riviere Vineyards, ShipBuilders Cider, and Saltbox Brewery.

This group proposes to partner with the Municipality of the District of Lunenburg (MoDL) and form the South Shore Agri-Innovation Park Association (the “Park”). The Park asks to acquire, by lease, management control of the land owned by MoDL situated at Harold Whynot Road, PID # 60487824 the (“Land”). The Park participants feel these Lands can build a community economic development asset that alters the trajectory of South Shore’s agricultural industry and the production of valued-added products.

The members of the South Shore Wine Growers Association, an association of 20 members dedicated to the growth of the wine industry in the South Shore, reached an agreement with the Ministry of Agriculture to form a South Shore Wine Coop (the “CO-OP”). The expressed purpose of the CO-OP is to act as an economical catalyst to expand the wine industry at an accelerated rate in the South Shore.

Initially, the formation of the CO-OP would allow all commercial vineyards on the South Shore, regardless of size, to access the funding from the Provincial Vineyard Expansion Program. Currently the funding program requires each vineyard to have a minimum of 5 acres under development. The Ministry of Agriculture was sympathetic to the South Shore topography, dominated by Drumlin Hills, which hills individually typically have less than 5 acres suitable for vineyard planting. Thus, by pooling their new planting acres together the participants in the Wine Growers Association can level the playing field with other NS grape growers.

2018 Project Development Plan

The following is the Park Associations plan to develop the Commercial Lands component of the South Shore Agri-Innovation Park. Specifically, this refers to the lands separate from the investigation vineyard.

Process

The Agri-Innovation Park Association was formed on May 20, 2017. Its Board ("The Park Board") consists of 5 members:

- Dan Thimot, President of the South Shore Wine Growers Association
- Sean Sears, CEO of Ogden Pond Capital and Partner of Petite Riviere Vineyards
- George Anderson, Former CEO CMHC and Partner of Salt Box Brewery
- Lief Helmer, Community Activist and NSCC Faculty Member
- Ton Kars, Former CFO of Paramount Films Canada and Famous Players Theaters

The Park Board has approved the following process and feels it has the adequate personnel and financial resources to execute this plan in a reasonable time period.

1. Development Objectives – The Park Association would survey and discuss with stakeholders a finalized set of objectives for the Park's development. These Park objectives would be brought back to MoDL Municipal Council for approval and would include:
 - a. The Park Association's original 2016 proposal that was framed in the use of an economic clustering model. This is similar to the Super Ocean Cluster which the Federal Govt. recently announced funding:

A business **cluster** is a geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. **Clusters** are considered to increase the productivity with which companies can compete nationally and globally. Participants often share common markets, technologies, worker skill needs, and which are often linked by buyer-seller relationships.

In this step, the Park Association would produce a precise definition of the industry cluster to be promoted within the Park. This would be very specific as we anticipate the definition would define the inclusivity of the Park participants and be used to attract participants from both industry (members) and research partners.

- b. In the original Park Association's 2016 proposal, it was proposed the cluster be based on value-added beverages from locally grown ingredients. Since the idea was first developed, numerous other types of use cases have been identified. This was recently reflected when the South Shore's very own rural incubator, Mash-Up Labs, reported that of the 37 applications from the South Shore for its recent incubation cohort more than 10 were Agri-industry culture related. Further, 6 of the 11 accepted applications were Agri-industry related with everything from growing hops to cosmetics made

from locally-grown materials.

2. **Participant Identification** – This step would involve community planning sessions, some with public access, to engage the local entrepreneurial community to understand the who, how and when participants might participate so that an economic model could be created outlining the needs of the park's proposed users and participants interested in investing and using the park.

A large emphasis will be placed on identifying the type of R&D intended by the participants and any common equipment or facilities that might enhance or accelerate the Parks outcomes. The outcomes of this process will be presented to MoDL Council for their review and feedback.

3. **Property Development Plan Proposal** – This step involves the Park Association working to develop the final Property Development Plan including lot layouts, road access, and infrastructure such as parking lots, power, water and septic. This property development plan would be brought to MoDL Council for approval.
4. **Sale of Lands** – The Park Association will work with interested investors to define facility and land needs and bring recommendations to MoDL administration and Council for each transaction to sell or make use these lands.

Specific Approval Being Sought

This update to our October 2016 proposal is meant to seek Council's approval to instruct Municipal Administration staff to:

1. Approve the Project Development Plan as outlined or add suggestions as to how it can be improved. We request that any suggestions be conducted in tandem with the approval of the Project Development Plan.
2. To appoint to the Agri-Innovation Board member of Council to sit on the Park Board and to task that Councilor with finding an appropriate community member to join the Park Board as the Municipalities 2nd member.
3. To instruct MoDL's Administration Team to complete a Management Agreement with the Park Association for the 7d Acres, based on this Project Development Plan.

**South Shore
Agri-Innovation Park
October 07, 2016**

This constitutes a formal proposal for the creation of an Agri-Innovation Park to advance the Agriculture Industry in the South Shore and create an innovation center for new enterprises & products. The Agri-Innovation Park ("The Park") will be industry led and focused on value-added products, particularly beverage based on NS produce. The key proponents include the South Shore Wine Growers Association and the South Shore Wine Co-op and a collection of private companies including Elmwood Winery, Petite Riviere Vineyards, ShipBuilders Cider and Saltbox Brewery.

This group proposes to partner with the Municipality of the District of Lunenburg (MoDL) and form the South Shore Agri-Innovation Park Association (the "Park"). The Park asks to acquire, by lease, management control of the land owned by MoDL situated at Harold Whynot Road, PID # 60487824 the ("Land"). The Park participants feel these Lands can build a community economic development asset that alters the trajectory of South Shore's agricultural industry and the production of valued-added products.

The members of the South Shore Wine Growers Association, an association of 20 members dedicated to the growth of the wine industry in the South Shore, reached an agreement with the Ministry of Agriculture to form a South Shore Wine Coop (the "CO-OP"). The expressed purpose of the CO-OP is to act as an economical catalyst to expand the wine industry at an accelerated rate.

Initially, the formation of the CO-OP would allow all commercial vineyards on the South Shore, regardless of size, to access the funding from the Provincial Vineyard Expansion Program. Currently the funding program requires each vineyard to have a minimum of 5 acres under development. The Ministry of Agriculture was sympatric to the South Shore topography, dominated by Drumlin Hills, which hills individually typically have less than 5 acres of suitable vineyard acreage. Thus by pooling their new planting acres together the participants can level the playing field with other NS grape growers.

Concept

The Park would like to enter into a long-term lease agreement of the Land. There would be two purposes for the Land: the growing of investigational produce and the development of commercial buildings to house agri-innovation business and value added manufacturing.

The CO-OP itself would lease 5 acres of the Lands from The Park, at the same terms and conditions as The Park & MoDL's' agreement. They CO-OP would develop an investigational vineyard to trial the wine-making quality of specific grape varieties and measure the quality of these varieties grown in the soils of the South Shore. It would choose up to 10 varieties and plant approximately half an acre per variety. Grape varieties are known to produce distinct wines from different growing conditions in what is common referred to as *terroir*.

The CO-OP understands that the greatest accelerant to the wine industry is discovering the ideal grape varieties for our region, which grapes produce the best yield and wine quality from our authentic soils. This would give the industry a clear path of exactly how to accelerate the growth of the grape and wine industry.

The remaining acreage would be included in the lease with The Park, but would be set aside for specific economic development initiatives that The Park will administer and manage. In each case the specific initiative would be submitted to council for their approval. In the case of the proposed sale of lands to a commercial entity, the Municipality will receive all the proceeds of the sale and the sale will be directly between the buyer and the Municipality, with The Park retiring that parcel of land from its lease. In this manner, The Park becomes a creator of initiative; all of which the Municipality remains the principal decision maker and beneficiary.

By managing the Lands through carefully planning, the commercial area could share common services such as planning, parking, and power. By driving down the costs (land & services) The Park would become the “go-to” place for developing the value-added agriculture packaged goods sector. In bringing such organization into close proximity, they will be able to leverage each other and benefit from the power of economic clustering.

The use of the Lands will be primarily for the development of commercial value-added agriculture product facilities. The intent is this definition is not too restrictive as to eliminate projects that add value to the ecosystem of The Park’s objective of a cluster of business that share services. For instance, it is understood a group would like to develop a warehouse space to move barn capacity from one location to within The Park. Such a facility could be a valuable early asset of The Park and an early win for the Municipality.

A well-designed cooperative arrangement with MoDL would allow the Municipality to have direct input to ensure that development of The Park would fit with their overall strategy of developing sustainable agriculture in our region. Further, the exact nature of the Municipality’s interest would enable an estimate of potential tax revenues from The Park and the finalization of a governance structure. The potential inclusion of a year-round indoor farm market could have a very positive impact on The Park and if it is to be included, would need to be planned from the outset.

Benefits

This project’s benefits tightly align with the Municipalities Strategic Priorities in Economic Objectives:

1. The economic benefit is four-fold,:
 - a. Increased tax revenue
 - b. Increases Osprey Village general uses and appeals
 - c. Increase the attractiveness of investment by encouraging new participants to join the sector and existing participants to cluster together in a central location promoting sharing of resources.
 - d. This cluster opportunity is at the heart of all successful knowledge-based economic development initiatives.
2. Increased tourism including a natural center point for regional beverage tours which would cover wineries, micro-brews, cideries and distilleries similar to the Wolfville Wine Bus. In addition, this will add to the areas ‘foodie’ attraction.
3. Aligns with the expansion of agriculture & food sector.

4. This piece of land is special and should be used for its ideal purpose:
 - a. The strategic location of these lands, visible from the 103 highway, located adjacent to a major town, within the Osprey Village provide the opportunity of a physically visible expression of the agriculture industries existence and a center for its presence. The visibility this particular land mass affords could be critical to helping all participants gain exposure and aid in re-establishing the South Shore as a center of agriculture and agri-innovation. The topography of the South Shore's Drumlin's Hills often means our farming activities are sloped away from roads, in stark contrast to the field of Annapolis Valley, are hidden from public view.

Many readers of this report might be surprised to know that the South Shore has 4-wineries and 21 vineyards. Primarily this is because they are out of sight and placing the center of the industry in sight of the 103 highway will itself act as a catalyst for increased investment.

- B. The Land is a perfect illustration of a south facing side of a Drumlin Hill, so ideal growing conditions for an investigational vineyard or most other crops.
- C. Good water is critical to the development of almost every beverage and for agriculture producing industries. Unlike many areas of the Municipality, the Land is known to have easy to access, great water.

Support

The recently completed 5-year climate study of Southwest Nova Scotia highlighted the tremendous potential of high-value berry and grain/hop products on the South Shore. In recent years, advocates of South Shore agriculture have been meeting regularly (primarily facilitated by the Municipality's own economic development team) and the underlining context from these sessions includes:

- Our farm land is some of the best valued in the world;
- Our soils are unique and grows products of distinct definable attractive qualities;
- There exists a nucleus of existing participants to grow the agriculture sector into a significant component of the local economy.

Similarly, food experts and local produce advocates have been arguing the profound need for communities to develop strategies to promote and sustain food security. Many view this as a mission-critical community need and we believe The Park would serve as an ideal focal point for this movement. Certainly, it is well known that the lack of commercial kitchen space, including fridge and freezer space is slowing economic development. The local food movement desperately needs a year-round indoor farm-market.

Private Sector Assets:

1. The CO-OP plans include attaining regulatory approval from the Province to allow multiple wine labels to come from one winery facility as is the standard in many other parts of the world. It feels this would drive faster growth in the development of the wine industry on the South Shore. A substantial benefit is the additional tourism attraction of several new wine labels from the South Shore on the menus of our local restaurants and retail shelves. With wine, the overarching trend is drinking wine and eating foods grown in the same soils as indicated by the mantra, "It goes with what it grows with".
2. Both Elmwood Winery and Petite River Vineyards have current and future space needs and have discussed moving some of their production to a central facility, specifically the CO-OP as part of populating the CO-OP with the necessary equipment.
3. Shipbuilders Cider, the province's second largest hard apple cidery currently located in Windsor, NS is interested in building a new cidery in The Park. In addition, ShipBuilders Cider recently acquired a bottling-canning packing line with the intention of staffing up to be a co-packing facility for the NS beverage industry.
4. The South Shore Wine CO-OP has discussed the possibility of co-locating in the same facility with ShipBuilders. Much of the facilities requirements, specialized equipment, and skills necessary for the production of cider are the same for wine.
5. Saltbox Brewing, which opened in Mahone Bay earlier this year, has in their plans to develop a commercial production facility so it can produce its products for the provincial market and beyond.
6. Haskapa, the highly successful local primary producer of Haskap and related value added products, has indicated that a primary processing facility is likely within the next 5 years and that locating the facility within a cluster of similar organizations would be very attractive.
7. Finally, the CO-OP plans to reach out to potential community partners, including the local First Nations community, to encourage and enable the potential of a new product development and to feature the produce from this region.

Government Support

The Provincial and Federal Government are investing heavily in the agriculture and value-added processing sectors, with large investments in infrastructure, primary production and research.

Recently, the following funding announcements were made:

1. Vineyard and wine making facility and educational programming at Kingstec in Kentville as well as program integration with Niagara College.
2. Provincial 4-year Vineyard Expansion Funding Program
3. Federal Investment in a Wine Lab at Acadia
4. Bottling-line in Truro's Perennia Innovation Lab
5. \$400,000 investment in grape research at Kentville Research Center - See Appendix A

The grape research funding is something the CO-OP can leverage as they will be researching the impact of specific terroirs on wine making qualities. This funding is similar to the climate study, but focused solely on grape quality.

The Province has also started the development of the Nova Scotia Beverage Strategy and participants from this industry in the South Shore are responding to participate and attracting some of that investment; but currently we are being shut out.

Conclusion

The Province has tremendous infrastructure which needs to enable the agri-innovation industry to flourish in the South Shore. The South Shore Agri-Innovation Park can act as a catalyst and showcase for all these important community opportunities. The Park could supply key infrastructure available for multi-purpose use for both food security and commercialization of products.

The Park as proposed provides the opportunity for the Municipality to participate in a private-public partnership that would be ideal for leveraging infrastructure and research investment dollars from the Provincial and the Federal Government.

Memorandum

To: Mayor Bolivar-Getson and Members of Municipal Council

From: Jeff Merrill, MCIP, LPP, Director of Planning & Development Services

Date: July 24, 2018

Re: Cannabis Working Committee Recommendations

The CAO appointed a Staff cannabis working committee to review the potential municipal policy/by-law response to cannabis legalization.

The staff committee met on June 22, 2018 and reviewed the potential policy/by-law response in the FCM document titled *Municipal Guide to Cannabis Legalization: A roadmap for Canadian local governments*, dated Spring 2018.

The Committee's recommendations are as follows for each area of concern:

Location and scale of commercial cultivation and processing

Make no regulatory changes. The use would be subject to any existing land use regulations, as agricultural or commercial / industrial.

Location and density of retail facilities

Make no regulatory changes. The Nova Scotia Liquor Corporation will be the only authorized retailer of cannabis in Nova Scotia. The Province is not subject to municipal land use by-laws.

Personal cultivation

Do nothing. Accept minimum-scale plant cultivation (four plants) in residential premises without a local regulatory response.

Public consumption

The Nova Scotia Smoke-free Places Act will apply to the use of combustible cannabis in public places. You can be fined up to \$2,000 for a violation. Municipalities may pass additional bylaws that restrict the use of cannabis in public places.

MODL currently has a Smoke Free Outdoor Spaces (MDL-59) Policy which applies to outdoor spaces on property owned and/or operated by the District of Lunenburg. The purpose of the Smoke Free Outdoor Spaces policy is to provide guidance regarding implementation and positive messaging around discouraging smoking in municipal parks, on trails, beaches, and any other Municipal outdoor site used by the public.

The committee recommended investigating whether the MODL smoke free outdoor spaces policy should become a by-law. The difference is that a by-law is enforceable where a policy is not. Other

Municipalities in the region have enacted smoke-free outdoor places by-laws, including the Region of Queens and Town of Bridgewater. Staff has asked the RCMP if they would enforce a smoke-free outdoor places by-law for MODL and they advised that they're not contracted to conduct by-law enforcement in MODL under the Provincial policing service agreement. Therefore, MODL would need to appoint a by-law enforcement officer should Council wish to change from policy to a by-law.

Cannabis in the workplace

MODL should review/enact relevant human resources policies to address substance use in the workplace. At a minimum, substance use policies should address:

- Employee conduct standards.
- Guidelines for the use of substances that may cause impairment.
- Standards and procedures for supervisors and managers to address impairment.
- Consequences of violating the policy.

The Cannabis Working Committee has formed a sub-committee to research relevant human resource policies.



Municipality of the District of Lunenburg
Recreation Services

MEMORANDUM

Date: July 18, 2018

To: Municipal Council
cc: Tissy Bolivar, Acting Director of Recreation Services

From: Sandy Mair-Dodman
Acting Recreation Program Coordinator

Subject: Mahone Bay Scarecrow Festival
National Provincial Event Grant

At the July 3, 2018 meeting of the Finance Committee it was requested that financials for the 2018 Mahone Bay Scarecrow Festival be provided as well as information on the Town of Mahone Bay's contribution.

Attached is a revised copy of the Proposed 2018 Mahone Bay Scarecrow Festival Budget. The Town of Mahone Bay provides in-kind work, valued at approximately \$500 for the erection of a signs and banners. The festival committee believes that the Town of Mahone Bay has little resources to support events, such as this one. However, the community provides strong support through business sponsorship and volunteers (approximately 150). The South Shore Multi-Cultural Association will be joining the event this year, creating a more culturally diverse, artisan event. (Fri.-Sun.), which will include entertainment and food. Funds received from this grant will be used to cover the cost of a tent and performers etc. Dave Waters, Director of Business Development, Tourism and Infrastructure believes that although this is a great event, the Economic Development Grant is not a strong fit, primarily as this is an annual event that has not demonstrated anything significantly new.

Based on the above information, in addition to their original application requesting \$3,000, it is recommended to award a National/Provincial Event Grant in the amount of \$3,000. This would make MODL a Diamond Sponsor for the event, which is the highest level. This would include an online thank you, promotion online and logo on all print material.


Sandy Mair-Dodman

Mahone Bay Scarecrow Festival Proposed Budget 2018

Assets

| | |
|--------------------------------|--------------------|
| Current | \$17,437.39 |
| Estimated Antique Fair Revenue | \$16,000.00 |
| Estimated Sponsorships | \$10,000.00 |
| Grant | \$3,000.00 |
| Total | \$46,437.39 |

Liabilities

| | |
|-------------------------------|--------------------|
| Antique Fair | \$5,000.00 |
| Children's Events | \$5,000.00 |
| Pumpkin Path | \$2,500.00 |
| Decorating/Scarecrow Creation | \$4,500.00 |
| Rentals | \$1,500.00 |
| Insurance | \$1,000.00 |
| Advertising/Printing | \$15,000.00 |
| Interest & Bank Fees | \$50.00 |
| Dues & Fees | \$100.00 |
| Volunteer Party Expenses | \$500.00 |
| Meeting Expenses | \$200.00 |
| Office Expenses | \$100.00 |
| Retail Expenses | \$100.00 |
| Storage/Barn Expenses | \$1,000.00 |
| Postage | \$50.00 |
| Professional Artist Fees | \$5,000.00 |
| Accounting Fees | \$1,500.00 |
| Multicultural Activities | \$2,500.00 |
| Total | \$46,100.00 |



Municipality of the District of Lunenburg

Recreation Services

To: CAO and Council
From: Laura Barkhouse, Trails and Open Space Coordinator
Date: July 18, 2018
Re: Big Tancook Island Park

To provide further insight into the development of the park on the MODL property on Big Tancook Island, please see the attached note from the Engineering Tech to the Municipal Engineer following our on-site visit and meeting with the local community group.

They are ready to proceed based on the following:

- 1. Engineer approved site plan
- 2. Staff monitoring and assistance
- 3. Insurance and procurement requirements are met for MODL

When the project is completed, please let me know if you would like me to arrange an on-site gathering for Council to view the site.

Respectfully,

Laura Barkhouse

C. Tissy Bolivar



Municipality of the District of Lunenburg

Engineering & Public Works

MEMORANDUM

TO: Laura Barkhouse
FROM: Matt Appleby
DATE: July 16, 2018
RE: PID #60672979 - Proposed Day Park Site

Laura,

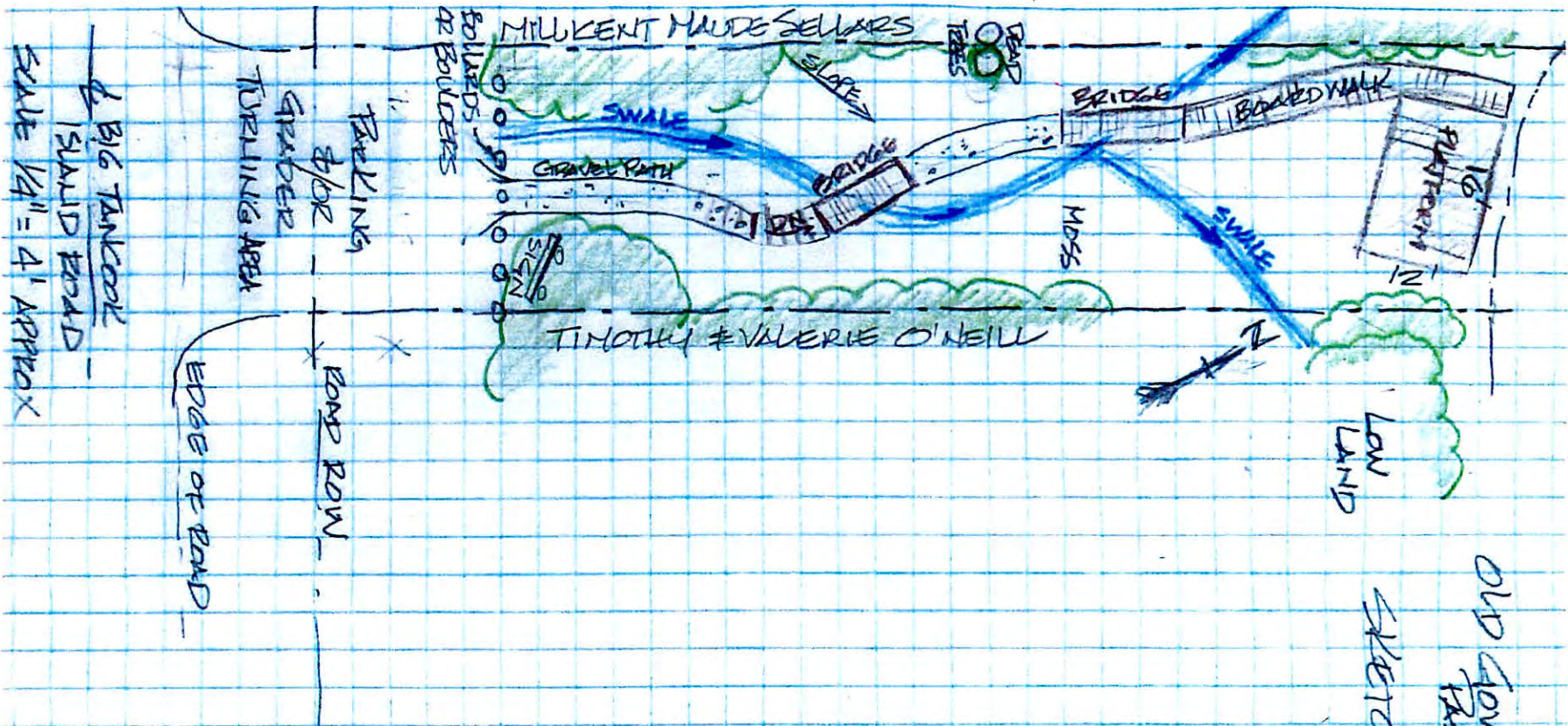
Based on my observations during our site visit of the proposed park site on June 11, 2018, I don't see any obvious reasons to exclude this site for the development of a park. Based on the proposed site plan the elevation differential is not an issue due to the use of switchbacks and small bridges crossing the drainage bed. There appears to be sufficient stable ground to build a small deck structure by the shoreline to provide a look-off. It is advised, as discussed, to not provide access to the beach as it is rocky and can be slippery when wet.

Sincerely,

Matt Appleby, CET
Municipal Engineering Technologist

CC: Stephen Pace

ma



OLD GOVERNMENT STREET
PARK

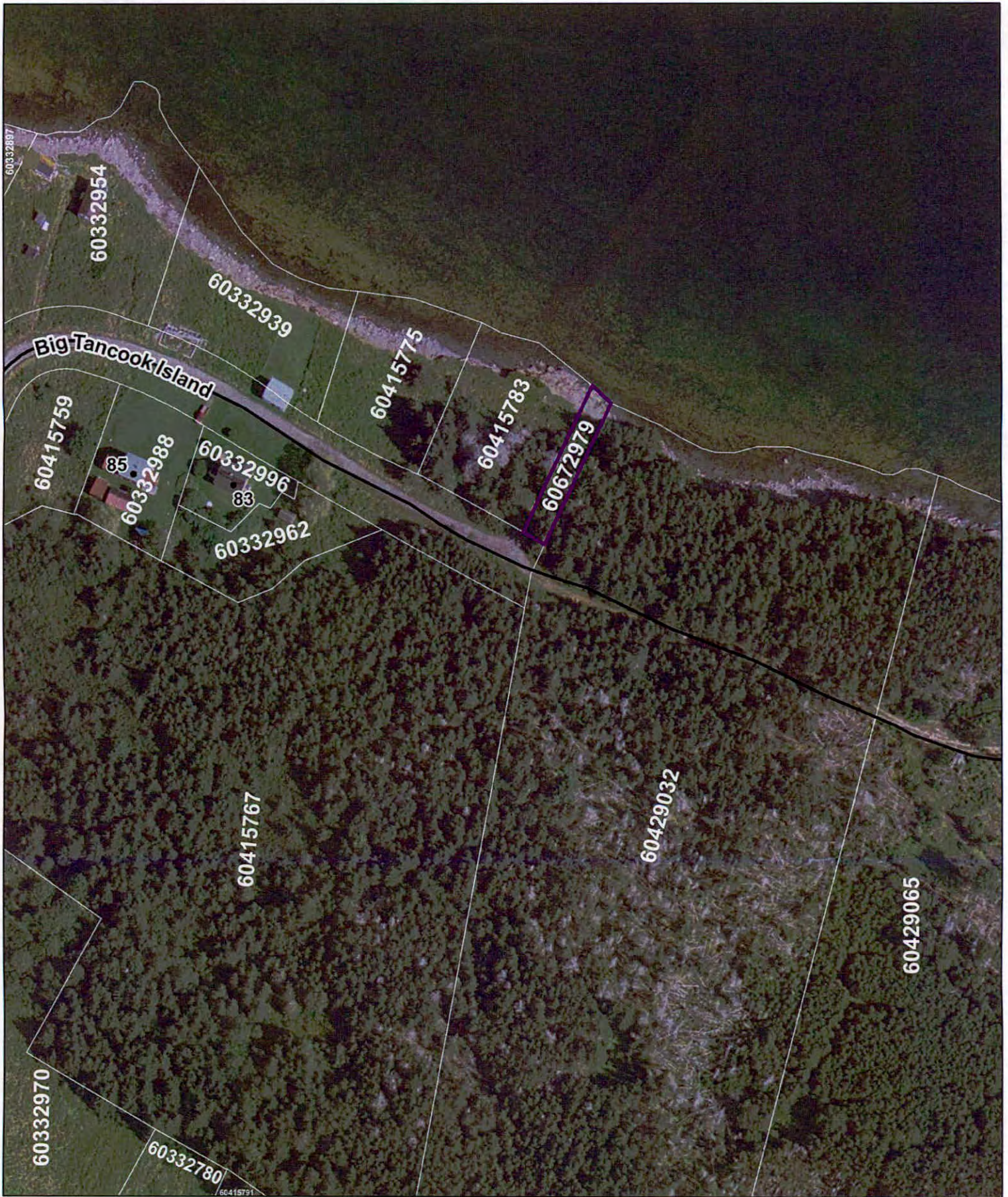
SKETCH No 2 OCT 12, 2017

PREPARED BY
MARGARETA

Big Tancook Island Day Park - draft

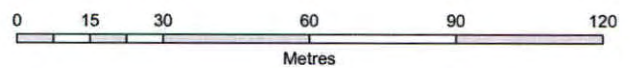
Construction Budget

| ITEM | AMOUNT | COST |
|---|---------------------|--------------------|
| Boardwalk - approximately 70' X 4' | 280 brd feet | \$6,750.00 |
| Gravel - approximately 45' X 4' X6" deep | 90 cubic feet | \$800.00 |
| view playform 12' X 16' | 192 ft squ | \$2,000.00 |
| landscape materials (plantings/topsoil/bench) | | \$1,300.00 |
| equipment rental | 20 hours @ \$60/hr | \$1,200.00 |
| labour | 120 hrs @ \$15 hour | \$1,800.00 |
| | TOTAL | \$13,850.00 |
| partnerships | | |
| CCH - CRCG | | \$5,000.00 |
| in kind labour/materials | | \$1,350.00 |
| community fundraising | | \$500.00 |
| MODL | | \$7,000.00 |
| | TOTAL | \$13,850.00 |



LOCATION MAP

Sources: Digital Base Map Data from the Nova Scotia Geomatics Centre, Amherst, NS
 Disclaimer: Information compiled from numerous sources and may not be complete or accurate.
 Graphical representation only.
 Date: Oct 2017



MEMORANDUM

Date: July 11, 2018
To: Mayor Carolyn Bolivar-Getson and Municipal Council
From: Chris Kennedy, Fire Services Coordinator
Subject: Proposed Fire Tax Rates for 2018/2019

Attached are the requested fire tax rates from Municipal Fire and Emergency Services providers for the fiscal year 2018-2019.

The areas that have been highlighted denote those departments that have requested a change to their rates for this fiscal year.

These rates are being recommended to Council for approval for the 2018-2019 fiscal year; and, if the Council is in agreement the following motion would be necessary:

Motion:

“Municipal Council approves the fire tax rates per \$100 of assessment for the year ending March 31, 2019 as attached”.

.....
Chris Kennedy, Fire Service Coordinator/

**Municipality of the District of Lunenburg
Fire Tax Rates per \$100 of Assessment
For the year ending March 31, 2019**

| Fire Department | 2016/2017 | 2017/2018 | 2018/2019 |
|--------------------------------------|-----------|-----------|-----------|
| Name | Rate | Rate | Proposed |
| Big Tancook Island ERA | 0.12 | 0.10 | 0.10 |
| Blockhouse FD | 0.144 | 0.143 | 0.143 |
| Clearland Fire Protection (MAB) | 0.10 | 0.10 | 0.11 |
| Conquerall Bank FD | 0.15 | 0.15 | 0.15 |
| Cornwall and District FD | 0.10 | 0.10 | 0.10 |
| Dayspring & District Fire Protection | 0.15 | 0.15 | 0.15 |
| District 1 and 2 Fire Commission | 0.065 | 0.065 | 0.065 |
| Hebbs Cross FD | 0.15 | 0.15 | 0.15 |
| Hebbsville FD | 0.113 | 0.113 | 0.113 |
| Hemford & District FD | 0.15 | 0.15 | 0.15 |
| Indian Point FD | 0.10 | 0.10 | 0.10 |
| Italy Cross/Middlewood FD | 0.12 | 0.12 | 0.12 |
| Lahave FD | 0.11 | 0.11 | 0.11 |
| Lapland and District FD | 0.12 | 0.12 | 0.12 |
| Maders Cove Fire Protection (MAB) | 0.10 | 0.10 | 0.10 |
| Martins River FD | 0.15 | 0.15 | 0.17 |
| Midville and District FD | 0.17 | 0.17 | 0.17 |
| New Germany Volunteer FD | 0.10 | 0.10 | 0.15 |
| Northfield and District FD | 0.14 | 0.14 | 0.14 |
| Oakhill and District FD | 0.17 | 0.17 | 0.17 |
| Oakland Fire Protection (MAB) | 0.10 | 0.10 | 0.11 |
| Petite Riviere FD | 0.20 | 0.20 | 0.19 |
| Pleasantville and District FD | 0.13 | 0.13 | 0.13 |
| Riverport FD | 0.10 | 0.12 | 0.12 |
| Tri District Fire/Rescue | 0.15 | 0.15 | 0.15 |
| United Communities FD | 0.10 | 0.12 | 0.12 |
| Walden FD | 0.15 | 0.15 | 0.15 |
| Wileville FD | 0.12 | 0.12 | 0.11 |

Shaded area denotes a change in fire tax rate.

In addition to the above noted rates all Fire Departments have a rate of .01 per acre for forestry land assessment class code 06 and 07.

Chris Kennedy, Fire Service Coordinator

| Town of Bridgewater | | | | Non-Profit Town of Bridgewater | | | | Total Profit/Non-Profit |
|---|---------------------|---------------------|---------------------|--|---------------------|---------------------|---------------------|-------------------------|
| | 2017/2018 | 2018/2019 | | | | | | |
| Skate park | \$ 80,000.00 | | | Art Happening Bridgewater Society | \$ 2,500.00 | \$ 1,500.00 | | |
| Christmas on the LaHave | \$ 2,000.00 | | | Bridgewater Curling Club | \$ 2,630.36 | \$ 4,500.00 | | |
| Energize Bridgewater | \$ 3,000.00 | | | Bridgewater Museum Commission (DesBrisay) | | \$ 3,000.00 | | |
| Canada Day | \$ 500.00 | \$ 1,000.00 | | Senior Wheels Assoc | \$ 2,500.00 | \$ 2,500.00 | | |
| Total | \$ 85,500.00 | \$ 1,000.00 | \$ 86,500.00 | The Society of St. Vincent de Paul | \$ 1,500.00 | \$ 1,500.00 | | |
| | | | | Bridgewater & Area Interchurch Food Bank | | \$ 10,000.00 | | |
| | | | | Bridgewater Bridge Tournament | | \$ 40.00 | | |
| | | | | Bridgewater & Area Lions Club | \$ 50.00 | | | |
| | | | | Bridgewater Garden Club | \$ 300.00 | | | |
| | | | | Total | \$ 9,480.36 | \$ 23,040.00 | \$ 32,520.36 | \$ 119,020.36 |
| Town of Mahone Bay | | | | Non-Profit Town of Mahone Bay | | | | |
| No Applications Received | \$ - | \$ - | \$ - | Mahone Bay & Area Swimming Pool | \$ 1,500.00 | \$ 1,500.00 | | |
| Total | \$ - | \$ - | \$ - | Mahone Bay Centre | \$ 10,000.00 | \$ 12,000.00 | | |
| | | | | Mahone Bay Founders Society | \$ 550.00 | \$ 250.00 | | |
| | | | | Mahone Bay Scarecrow Festival | | ? | * Not yet awarded | |
| | | | | Mahone Bay & Area Chamber of Commerce | \$ 300.00 | | | |
| | | | | Mahone Bay Baptist Church (Canada 150) | \$ 154.00 | | | |
| | | | | Mahone Bay Playground Committee | \$ 200.00 | | | |
| | | | | Total | \$ 12,704.00 | \$ 13,750.00 | \$ 26,454.00 | \$ 26,454.00 |
| Town of Lunenburg | | | | Non-Profit Town of Lunenburg | | | | |
| Rec Facilities | \$ 30,000.00 | \$ 40,000.00 | | Lunenburg & District Swimming Pool | \$ 2,132.50 | \$ 1,500.00 | | |
| Note: A commitment of \$10,000/year over 4 years starting in 2019/2020 totalling \$40,000 | | | | Lunenburg Art Gallery | \$ 2,250.00 | \$ 1,500.00 | | |
| Total | \$ 30,000.00 | \$ 40,000.00 | \$ 70,000.00 | Rossini Opera Festival | \$ 1,000.00 | \$ 1,000.00 | | |
| | | | | Lunenburg Folk Harbour Festival | \$ 6,750.00 | | | |
| | | | | Lunenburg Lutheran Parish (Canada 150) | \$ 1,000.00 | | | |
| | | | | Total | \$ 13,132.50 | \$ 4,000.00 | \$ 17,132.50 | \$ 87,132.50 |
| | | | | Total of all Grants Paid 2017 to date | | | | \$ 237,606.86 |